

# Unit 2002 - Marina Grande

2002 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-11012226  
 Status: Active  
 Size: 1,703 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned,Covered,Garage - Building,Guest,Vehicle Restrictions  
 View: Intracoastal,Ocean  
 List Price: \$649,000  
 List PPSF: \$381  
 Valuated Price: \$607,000  
 Valuated PPSF: \$419

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 349  
 Number of active listings for rent: 28  
 Number of active listings for sale: 21  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

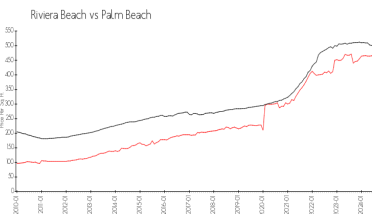
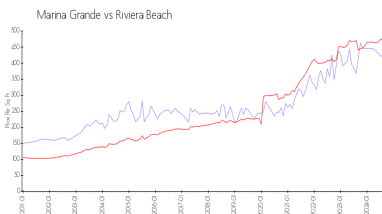
## Building Association Information

Marina Grande  
 2650 Lake Shore Drive # 106  
 Riviera Beach, FL33404  
 (561) 842-1699

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2007	2,350 sq ft	Aug 2024	\$965,000	\$411
2110	1,890 sq ft	May 2024	\$710,000	\$376
515	1,701 sq ft	May 2024	\$705,000	\$414
1209	1,951 sq ft	May 2024	\$720,000	\$369
2305	1,848 sq ft	Mar 2024	\$699,000	\$378
1703	1,692 sq ft	Mar 2024	\$735,000	\$434
1506	2,287 sq ft	Mar 2024	\$975,000	\$426

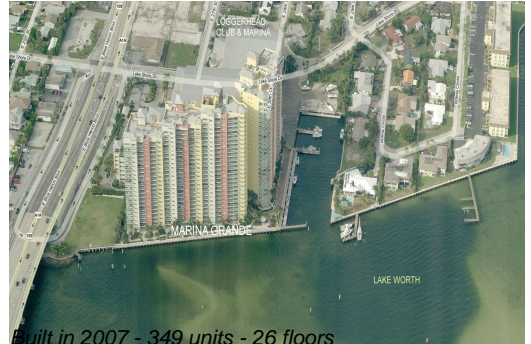
## Market Information



Marina Grande: \$426/sq. ft.  
 Riviera Beach: \$479/sq. ft.  
 Riviera Beach: \$479/sq. ft.  
 Palm Beach: \$466/sq. ft.

## Inventory for Sale

Marina Grande: 6%  
 Riviera Beach: 4%  
 Palm Beach: 4%



## **Avg. Time to Close Over Last 12 Months**

Marina Grande	66 days
Riviera Beach	71 days
Palm Beach	60 days