

# Unit 215 - Marina Grande

215 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-11017771  
 Status: Active Under Contract  
 Size: 1,702 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Garage - Building, Guest, Vehicle Restrictions  
 View: Intracoastal  
 List Price: \$599,000  
 List PPSF: \$352  
 Valuated Price: \$523,000  
 Valuated PPSF: \$366

*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: 18  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

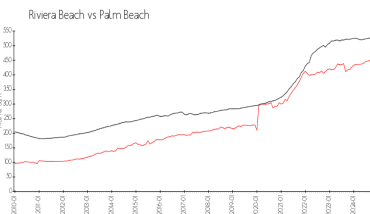
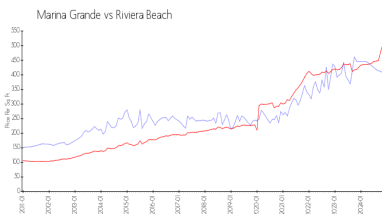
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2008	1,950 sq ft	Jan 2025	\$740,000	\$379
1808	2,016 sq ft	Dec 2024	\$690,000	\$342
1608	2,016 sq ft	Dec 2024	\$720,000	\$357
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

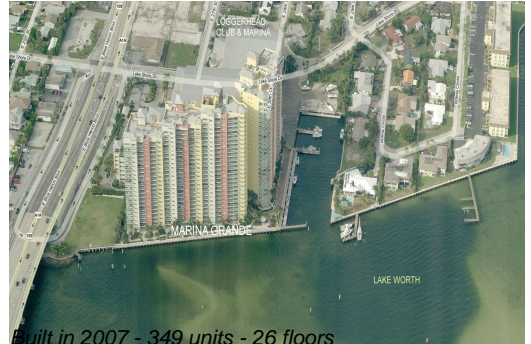
## Market Information



Marina Grande: \$405/sq. ft.  
 Riviera Beach: \$506/sq. ft.  
 Riviera Beach: \$506/sq. ft.  
 Palm Beach: \$464/sq. ft.

## Inventory for Sale

Marina Grande: 5%  
 Riviera Beach: 4%  
 Palm Beach: 4%



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

Marina Grande	78 days
Riviera Beach	69 days
Palm Beach	62 days