

# Unit 1040 Lake Shore Dr # 204 - Bay Reach

1040 Lake Shore Dr # 204 - 1010-1155 Lake Shore Dr, Lake Park, FL, Palm Beach 33403

## Unit Information

MLS Number: RX-11021505  
 Status: Active  
 Size: 1,463 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Garden  
 Rental Price: \$2,200  
 List PPSF: \$2  
 Valuated Price: \$307,000  
 Valuated PPSF: \$256

*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.*

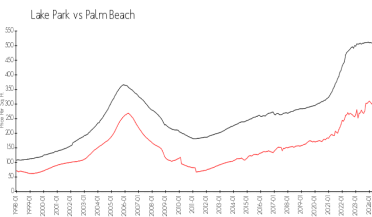
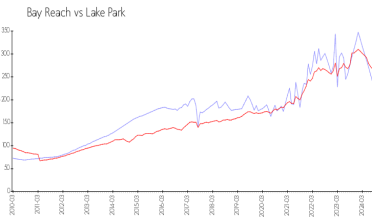
## Building Information

Number of units: 220  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 5

## Building Association Information

Bay Reach  
 Address 1001 Lake Shore Dr  
 Lake Park, Florida 33403  
 Phone +1 561-845-0755

## Market Information



Bay Reach: \$255/sq. ft.  
 Lake Park: \$270/sq. ft.

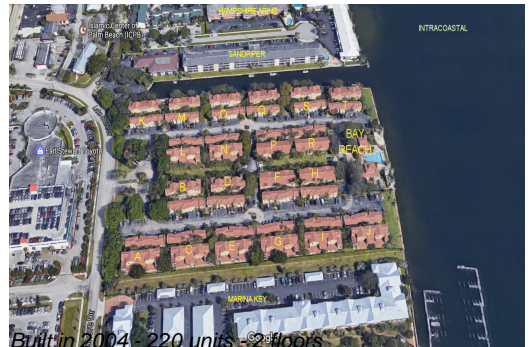
Lake Park: \$270/sq. ft.  
 Palm Beach: \$466/sq. ft.

## Inventory for Sale

Bay Reach 4%  
 Lake Park 5%  
 Palm Beach 4%

## Avg. Time to Close Over Last 12 Months

Bay Reach 59 days  
 Lake Park 56 days  
 Palm Beach 60 days



Built in 2004 - 220 units - 2# floors