

Unit 804 - Marina Grande

804 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

Unit Information

MLS Number: RX-11028092
 Status: Active
 Size: 2,096 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Assigned, Guest, Valet Parking
 View: Avlbl, Vehicle Restrictions
 City, Intracoastal, Ocean
 Rental Price: \$4,200
 List PPSF: \$2
 Valuated Price: \$653,000
 Valuated PPSF: \$353

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.

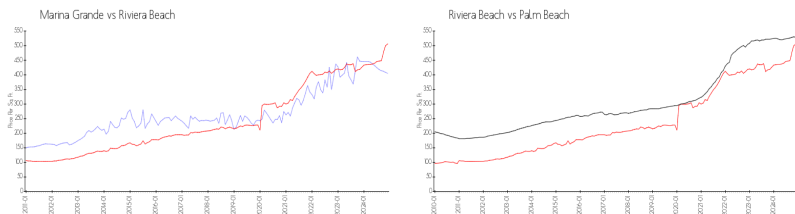
Building Information

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

Market Information



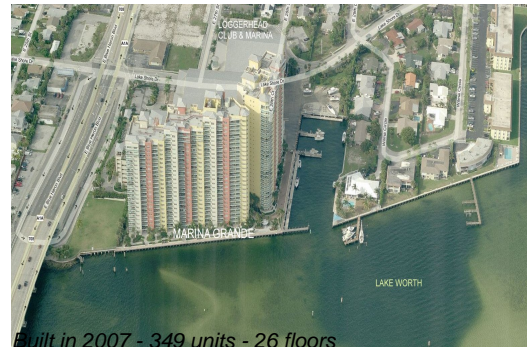
| | | | |
|----------------|---------------|----------------|---------------|
| Marina Grande: | \$405/sq. ft. | Riviera Beach: | \$506/sq. ft. |
| Riviera Beach: | \$506/sq. ft. | Palm Beach: | \$464/sq. ft. |

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 68 days
 Palm Beach 62 days



Built in 2007 - 349 units - 26 floors