

Unit 304 - Marina Grande

304 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

Unit Information

MLS Number: RX-11034804
 Status: Active
 Size: 2,110 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Assigned,Covered,Garage - Building,Guest,Vehicle Restrictions
 View: Intracoastal
 List Price: \$749,000
 List PPSF: \$355
 Valuated Price: \$622,000
 Valuated PPSF: \$336

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

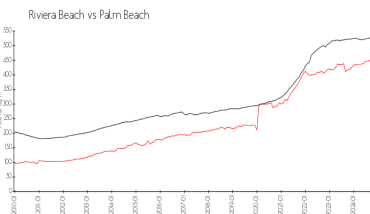
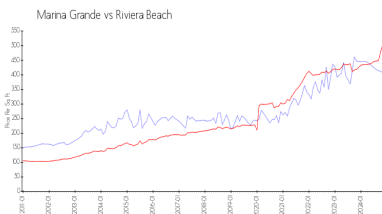
Building Association Information

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

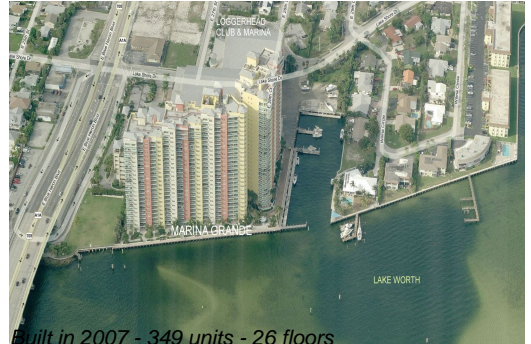


Marina Grande: \$405/sq. ft.
 Riviera Beach: \$506/sq. ft.

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	68 days
Palm Beach	62 days