

# Unit 908 - Marina Grande

908 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

## Unit Information

MLS Number:	RX-11034817
Status:	Active
Size:	2,016 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered,Garage - Building,Guest,Vehicle Restrictions Intracoastal,Ocean
View:	
List Price:	\$719,000
List PPSF:	\$357
Valuated Price:	\$720,000
Valuated PPSF:	\$413

*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

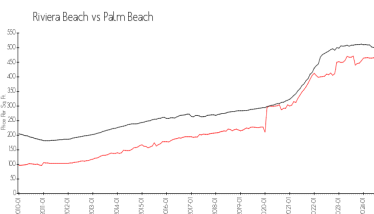
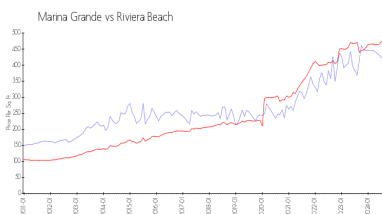
## Building Association Information

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

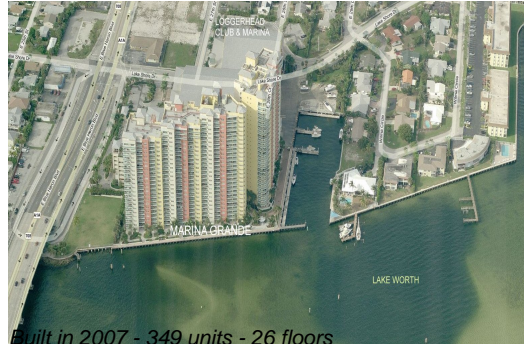


Marina Grande: \$426/sq. ft.  
Riviera Beach: \$479/sq. ft.

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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	61 days