

Unit 1602 - Marina Grande

1602 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

Unit Information

MLS Number:	RX-11109492
Status:	Active
Size:	1,434 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned,Covered,Garage - Building
View:	Intracoastal,Marina,Ocean
List Price:	\$595,000
List PPSF:	\$415
Valuated Price:	\$497,000
Valuated PPSF:	\$343

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:	22
Building inventory for sale:	6%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	6

Building Association Information

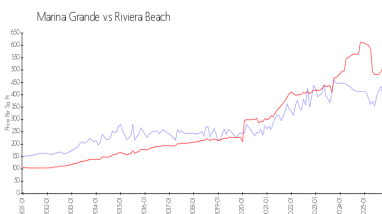
Marina Grande
2650 Lake Shore Drive # 106
Riviera Beach, FL33404
(561) 842-1699

<https://>

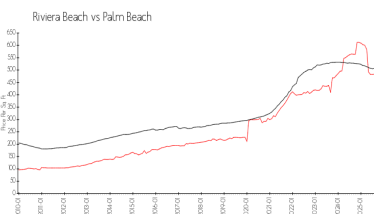
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2215	1,565 sq ft	Dec 2025	\$600,000	\$383
2309	1,808 sq ft	Dec 2025	\$682,000	\$377
2409	1,808 sq ft	Nov 2025	\$650,000	\$360
708	1,878 sq ft	Nov 2025	\$585,000	\$312
1012	1,591 sq ft	Sep 2025	\$575,000	\$361
304	1,980 sq ft	Sep 2025	\$595,000	\$301
116	1,800 sq ft	Sep 2025	\$825,000	\$458

Market Information



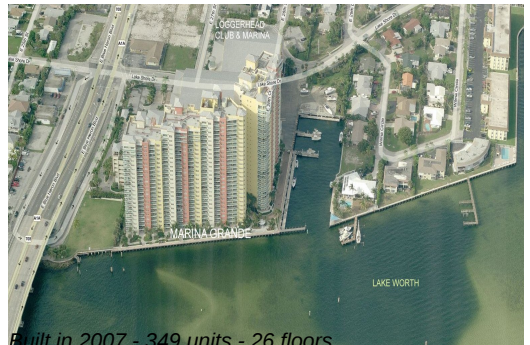
Marina Grande: \$363/sq. ft.
Riviera Beach: \$512/sq. ft.



Riviera Beach: \$512/sq. ft.
Palm Beach: \$452/sq. ft.

Inventory for Sale

Marina Grande	6%
Riviera Beach	4%
Palm Beach	3%



Avg. Time to Close Over Last 12 Months

Marina Grande	111 days
Riviera Beach	104 days
Palm Beach	77 days