

# Unit 2203 - Marina Grande

2203 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-11118308  
 Status: Active  
 Size: 1,788 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Garage - Building,Guest,Vehicle Restrictions Intracoastal,Ocean  
 View:  
 List Price: \$699,000  
 List PPSF: \$391  
 Valuated Price: \$609,000  
 Valuated PPSF: \$364

*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

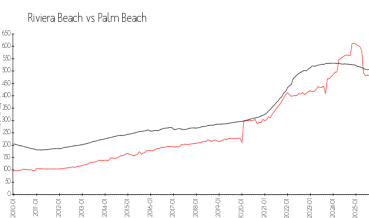
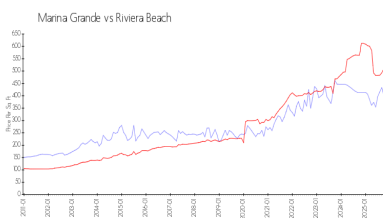
Marina Grande  
 2650 Lake Shore Drive # 106  
 Riviera Beach, FL33404  
 (561) 842-1699

<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

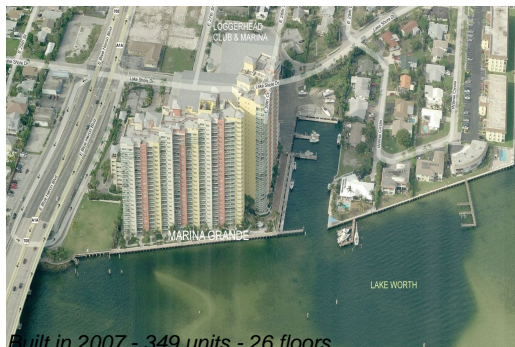


Marina Grande: \$363/sq. ft.  
 Riviera Beach: \$512/sq. ft.

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

## Inventory for Sale

Marina Grande 6%  
 Riviera Beach 4%



Built in 2007 - 349 units - 26 floors

Palm Beach	3%
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**Avg. Time to Close Over Last 12 Months**

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