

Unit 1401 - Marina Grande

1401 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

Unit Information

MLS Number:	RX-11122118
Status:	Active
Size:	1,744 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered,Garage - Building,Guest,Vehicle Restrictions Intracoastal,Ocean
View:	
List Price:	\$629,000
List PPSF:	\$361
Valuated Price:	\$536,000
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:	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

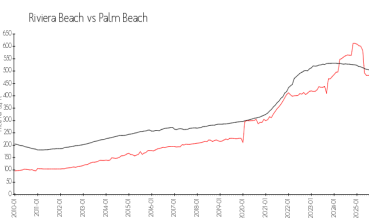
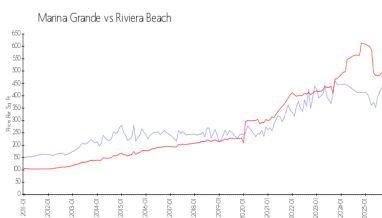
Marina Grande
2650 Lake Shore Drive # 106
Riviera Beach, FL33404
(561) 842-1699

<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

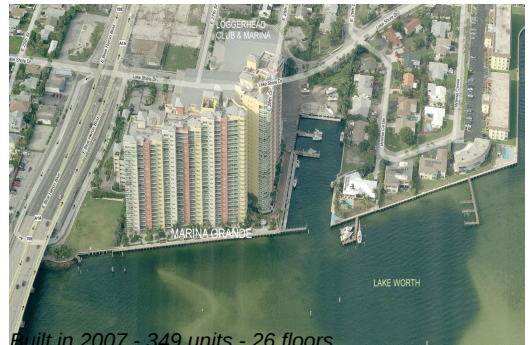


Marina Grande: \$363/sq. ft.
Riviera Beach: \$512/sq. ft.

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%
------------	----

Avg. Time to Close Over Last 12 Months

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