

# Unit 4609 - Beach Club 2

4609 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11529263
Status:	Active
Size:	844 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Intracoastal View,Ocean View
Rental Price:	\$4,000
List PPSF:	\$5
Valued Price:	\$737,000
Valued PPSF:	\$873

*The above valued price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

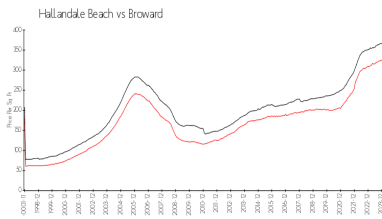
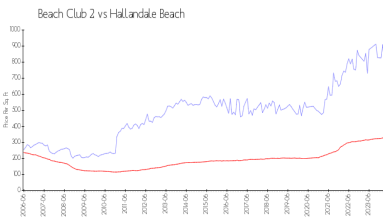
## Building Information

Number of units:	483
Number of active listings for rent:	125
Number of active listings for sale:	22
Building inventory for sale:	4%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

## Building Association Information

Beach Club 2 Condominium association  
(954) 457-4622

## Market Information



Beach Club 2:	\$842/sq. ft.	Hallandale Beach:	\$325/sq. ft.
Hallandale Beach:	\$325/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Beach Club 2	5%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Beach Club 2	99 days
Hallandale Beach	76 days
Broward	67 days

