

# Unit 215 - Marina Grande

215 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-10960888  
 Status: Active  
 Size: 1,702 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Garage - Building, Guest, Vehicle Restrictions  
 View: Intracoastal  
 List Price: \$699,900  
 List PPSF: \$411  
 Valuated Price: \$562,000  
 Valuated PPSF: \$393

*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: 11  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 5

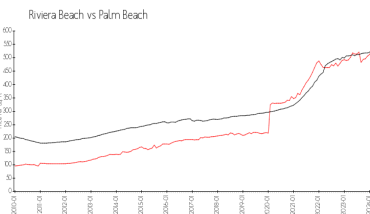
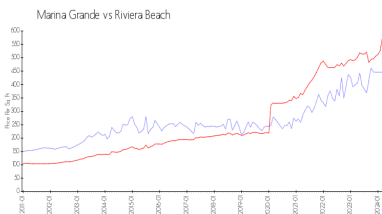
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 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 |

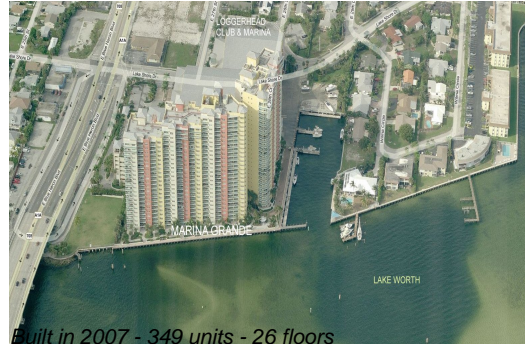
## Market Information



Marina Grande: \$435/sq. ft.  
 Riviera Beach: \$564/sq. ft.  
 Riviera Beach: \$564/sq. ft.  
 Palm Beach: \$475/sq. ft.

## Inventory for Sale

Marina Grande 3%  
 Riviera Beach 3%  
 Palm Beach 3%



**Avg. Time to Close Over Last 12 Months**

|               |         |
|---------------|---------|
| Marina Grande | 85 days |
| Riviera Beach | 79 days |
| Palm Beach    | 56 days |