

# Unit 1608 - Marina Grande

1608 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-10982091  
 Status: Active  
 Size: 2,016 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Garage - Building,Guest,Vehicle Restrictions  
 View: Intracoastal,Ocean  
 List Price: \$879,000  
 List PPSF: \$436  
 Valuated Price: \$788,000  
 Valuated PPSF: \$452

*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

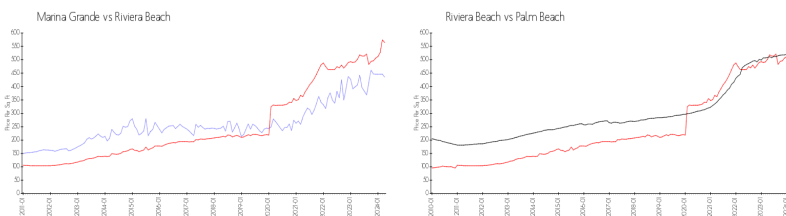
## Building Association Information

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

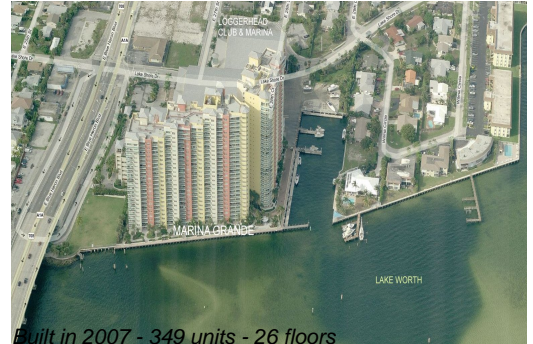
## Market Information



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