

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:	\$793,000
Valuated PPSF:	\$454

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:	13
Building inventory for sale:	3%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	6

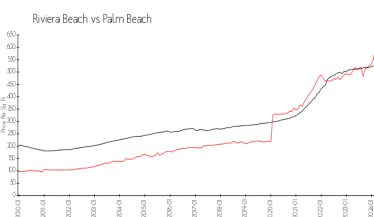
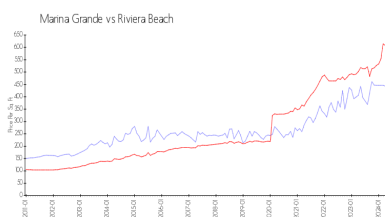
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2110	1,890 sq ft	May 2024	\$710,000	\$376
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

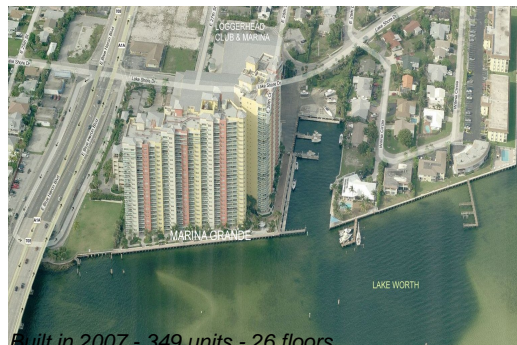


Marina Grande: \$437/sq. ft.
Riviera Beach: \$600/sq. ft.

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Palm Beach: \$476/sq. ft.

Inventory for Sale

Marina Grande	4%
Riviera Beach	4%
Palm Beach	3%



Built in 2007 - 349 units - 26 floors

Avg. Time to Close Over Last 12 Months

Marina Grande	85 days
Riviera Beach	80 days
Palm Beach	57 days