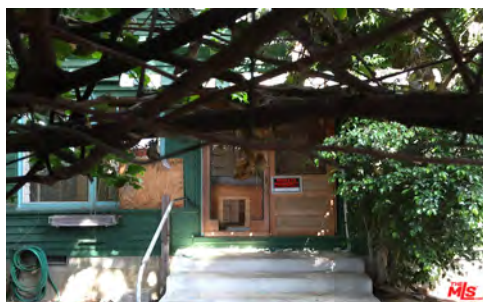


Status: Active

Address: 115 PARK PL , VENICE, CA 90291

LP: \$990,000



RESIDENTIAL SINGLE FAMILY	AREA: (11) Venice	MLS#: 15-895641	MAP: 671/G5	BR: 1
STYLE: Craftsman	SUB:	PUD:	YB: 1907	BA: 2.00 (2 0 0 0)
APN: 4286-014-025	Zone: LARD1.5	HOD:	STO: 1	APX SF: 1,210/AS
ADP:	VU: Yes	PL: No	APX LDM: 30X75/AS	APX LSZ: 2,250/VN
APX ACREAGE: N/A	GH: Det'd	FP:	FUR: No	PKGT: 0
HORSE PROP:	LSE:	LOP:		PKGC:
ELEM: Ck w/City	JRHS: Ck w/City	SRHS: Venice High		

DIRECTIONS: On a walk street halfway between Pacific and Main.

REMARKS: Attention Builders !!! Location! Location! Location! On a quiet walk street ... 1-1/2 blocks to the Venice Beach boardwalk and 2 blocks to the action on Abbot Kinney. This is a full lot with a major fixer/tear-down original Craftsman bungalow plus a separate small unit behind. No parking. Currently property is vacant and unable to be shown. Drive/walk by ... do not enter property. Sold "as is" ... seller makes no warranties, credits. First time on the market in 40+ years. Buyer to do own due diligence. Cash offers encouraged.

PRIVATE REMARKS: Agent has not seen the interiors and does not currently have keys to open the property. Property is sold for land value only. Buyer to do own due diligence. Cash offers encouraged. Call or email CJ for more info ... 310.773.6945. Please no texts.

ROOMS: Other

EQUIPMENT: Other

AIR: None

FLOOR: Other

FIREPL: None

POOL:

PARK: None

VIEW TYPE: Walk Street

SEC:

SEWER:

DISC: As Is,Rent Control,Termite Provisions - None

OCC/SHOW: Drive By,Vacant

LAND TYPE:

LP: \$990,000 **DOM:** 1 **LD:** 04/11/2015 **SP:** **SSP:** **LP/SF:** \$818.18

OLP: \$990,000 **CDOM:** **CD:** **SD:** **WD:** **SP/SF:**

LA1: CJ Cole **CalBRE:** 00960322 **LA2:** **CalBRE:**

PH: 310-823-3129 **CELL:** 310-773-6945 **FAX:** 310-427-7177 **PH:** **CELL:** **FAX:**

LO1: Venice Beach Living **PH:** 310-823-3129 **LO2:** **PH:**

EMAIL: cjc.mls@venicebeachliving.com **EMAIL:**

CSO: 2.5% **LT:** ER **LBA:** **BAC:** Yes **LS:** No **EO:** No **PROBATE:**

Broker/Agent does not guarantee the accuracy of the square footage, lot size, or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright © 2015 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: CJ Cole CalBRE# 00960322