

STATUS: Active ADDRESS: 205 VENICE WAY, VENICE, CA 90291

LP: \$1,275,000



COMM SALE	AREA: (11) Venice	MLS#: 15-921633	MAP: 671/H6	APN: 4238-021-025
BLDG EXP:	OFFICE TYPE:	CAP RATE:	APX SF: 280/AS	PROP SUBTYPE: Land
TOTAL EXP:	RETAIL TYPE:	#STORIES:	LOT SIZE: 1,912/AS	ACCT TYPE:
GRS OP INC:	OCCU TYPE:	#TENANTS:	#TOTAL PARK:	BLDG STATUS:
OP EXPENSE:	INVEST Y/N:	#UNITS:	#CVRD PARK:	ELECTRICITY:
MIN DOWN:	COOLING Y/N:	BLDG NRA:	#CARPORT:	BLDG NAME:
PROP TAX:	HEATING Y/N:	H-T FLEX SF:	#UNCVRD PARK:	PROP TAX YEAR:

ANCHOR TENANTS: **BUSINESS URL:**
CROSS STREETS / DIRECTIONS: Just off Windward Circle ... Second property from corner of Venice Way and Main Street. 1/2 block to Windward Circle, 2 blocks to the beach, 4 blocks to Abbot Kinney

FINANCIAL REMARKS:

LP EXCLUDES:

LP INCLUDES:

REMARKS: Just off Windward Circle you will discover this incredible opportunity ... a rare commercially zoned property with a small cottage currently used as an architect's office. Positioned in the center of the original Venice of America within two blocks of the beach and many trendy restaurants and entertainment spots, the property offers endless possibilities. The once-redone cottage has no kitchen and only a half bath and needs a serious rehab ... or build new. There is gated parking for 2-4 cars. Currently owner-occupied. Lots of new residential construction in progress and planned in immediate neighborhood.

PRIVATE REMARKS: Easy to show ... Call CJ at 310.773.6945.

SHOWING REMARKS:

ASSET CLASS:	BLDG FEATS:
DISCLOSURES: As Is	EXT CONST:
FINANCING: Cash	HEATING:
IND TYPES:	LAND USE:
LAUNDRY:	LISTING TERMS: Cash
LOT FEATURES:	OCC/SHOW: 24-hr Notice, Appointment Only, Do Not Contact Occupant, Listing Agent Accompanies, Owner
ROOFING:	SALE TYPE: Standard
SECURITY:	SIGNAGE:
SURVEY:	UTILITIES:
WATER SOURCE:	

LP: \$1,275,000	DOM: 3	LD: 07/06/2015	SP:	SSP:	BLOG Y/N: Yes	LP/SF: \$4553.00
OLP: \$1,275,000	CDOM:	CD:	SD:	WD:	AVM Y/N: Yes	SP/SF:

LA1: CJ Cole	DRE: 00960322	LA2:	DRE: N/A
PH: 310-823-3129	CELL: 310-773-6945	FAX: 310-427-7177	PH:
LO1: Venice Beach Living	PH: 310-823-3129	LO2:	CELL:
cjc.mls@venicebeachliving.com			

CSO: 2.5%	LT: ER	LBA:	BAC: Yes	LS: No	EO: No	PROBATE: No
DUAL VAR COMP: N/A						

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.com. Information deemed reliable but not guaranteed. Presented by: CJ Cole CalBRE# 00960322