

1 **STATUS:** Active **ADDRESS:** 205 VENICE WAY , VENICE ,CA 90291**LP:** \$1,275,000**RESIDENTIAL SINGLE FAMILY****STYLE:** Bungalow**APN:** 4238-021-025**ADP:****APX ACREAGE:** N/A**HORSE PROP:****ELEM:** Check w/City**AREA:** (11) Venice**SUB:****ZONE:** LAC2**VU:** No**GH:** N/A**LSE:****JRHS:** Check w/City**MLS#:** 15-921385**PUD:****HOD:****PL:** No**FP:****LOP:****SRHS:** Venice High**MAP:** 671/H6**YB:** 1926**STO:** 1**APX LDM:****FUR:** No**BR:** 0**BA:** 1.00 (0 0 1 0)**APX SF:** 280/VN**APX LSZ:** 1,912/VN**PKGT:** 4**PKGC:****DIRECTIONS:** Just off Windward Circle ... Second property from corner of Venice Way and Main Street.**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. Lots of new residential construction in progress and planned in immediate neighborhood.**PRIVATE REMARKS:** Original off-market escrow cancelled 7/9/2015. Easy to show ... Call CJ at 310.773.6945.**ROOMS:** Office**EQUIP:** None**AIR:** None**FLOOR:** Vinyl Tile, Wood**FIREPL:** None**POOL:****PARK:** Gated, Uncovered**VIEW TYPE:** None**SEC:****SEWER:****DISC:** As Is**OCC/SHOW:** 24-hr Notice, Appointment Only, Listing Agent Accompanies, Owner**LAND TYPE:****HEAT:** None**LAUNDRY:** None**ROOF:****TENNIS:****SPA:****WATERFRONT:****FIN:** Cash**POSS:****SZONE:****SALE TYPE:** Standard**LP:** \$1,275,000**DOM:** 3**LD:** 07/06/2015**SP:****SSP:****BLOG Y/N:** Yes**LP/SF:** \$4553.57**OLP:** \$1,275,000**CDOM:****CD:****SD:****WD:****AVM Y/N:** Yes**SP/SF:****LA1:** [CJ Cole](#)**PH:** 310-823-3129**CELL:** 310-773-6945**DRE:** 00960322**FAX:** 310-427-7177**LA2:****PH:****CELL:****DRE:** N/A**FAX:****LO1:** Venice Beach Living**PH:** 310-823-3129**LO2:****PH:**[✉ cjc.mls@venicebeachliving.com](mailto:cjc.mls@venicebeachliving.com)**CSO:** 2.5%**LT:** ER**LBA:****BAC:** Yes**LS:** No**EO:** No**PROBATE:** No

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

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