

Status: Active

Address: 210 SAN JUAN AVE , VENICE, CA 90291

LP: \$990,000



<b>RESIDENTIAL INCOME</b>	<b>DOM/CDOM:</b> 1/	<b>AREA:</b> (11) Venice	<b>MLS#:</b> 15-895639	<b>LD:</b> 04/11/2015
<b>APN:</b> 4238-010-018	<b>ADP:</b>	<b>STYLE:</b>	<b>MAP:</b> 671/G6	<b>SP:</b>
<b>NUM UNITS:</b> 2	<b>APX LSZ:</b> 3,061/VN	<b>POOL:</b> No	<b>PKGC:</b> 1	<b>SD:</b>
<b>SUB:</b>	<b>APX SF:</b> 1,104/VN	<b>APX LDM:</b>	<b>TRASH:</b> \$0	<b>NUM PKG:</b> 2
<b>YB:</b> 1949	<b>GI:</b> \$0	<b>GRM:</b> 0.00	<b>SCHED/ACT:</b> Actual	<b>WATER:</b> \$0
<b>RC:</b>	<b>GOI:</b> \$0	<b>CAP:</b>	<b>TAXES:</b> \$0	<b>VAC:</b> 100
<b>CONST:</b>	<b>AOE:</b> \$0	<b>INS:</b> \$0	<b>GRDN:</b> \$0	<b>MGMNT:</b> \$0
<b>NUM STO:</b> 1	<b>ATE:</b> \$0	<b>ELEC:</b> \$0	<b>MAINT:</b> \$0	<b>POOL EXP:</b> \$0
<b>ZONE:</b> LARD1.5	<b>NOI:</b> \$0.00	<b>GAS:</b> \$0	<b>MGR:</b> \$0	<b>ELEV:</b> \$0
<b>ASSED IMP VAL:</b>	<b>ASSED TOT VAL:</b>		<b>ASSED LND VAL:</b>	<b>LT:</b> ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	2	1	1.00	No	\$0

**DIRECTIONS:** East of Main St, West of Abbot Kinney, Street-to-street lot between San Juan and Horizon

**REMARKS:** Major fixer/tear-down in the highly sought-after Windward Circle neighborhood of Venice. Just 2 blocks to Venice Beach and 2 blocks to Abbot Kinney. This is a full street-to-street lot (San Juan & Horizon) with a major fixer/tear-down 1950's duplex. Zoning is RD1.5. Currently property is vacant and unable to be shown. Drive/walk by ... do not enter property. Sold "as is" ... seller makes no warranties. 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.

<b>AIR:</b> Other	<b>HEAT:</b> Other
<b>ROOF:</b>	<b>FIN:</b> Cash
<b>WATERFRONT:</b>	<b>DISC:</b> As Is,Rent Control,Termite Provisions - None
<b>SEWER:</b>	<b>TYPE:</b>
<b>EQUIP:</b> Other	<b>TENANT PAYS:</b>
<b>OWNER PAYS:</b>	<b>OCC/SHOW:</b> Drive By,Vacant
<b>SPA:</b>	<b>SALE TYPE:</b> Standard
<b>LAND TYPE:</b>	

<b>LP:</b> \$990,000	<b>DOM:</b> 1	<b>LD:</b> 04/11/2015	<b>SP:</b>	<b>SSP:</b>	<b>LP/SF:</b> \$896.74
<b>OLP:</b> \$990,000	<b>CDOM:</b>	<b>CD:</b>	<b>SD:</b>	<b>WD:</b>	<b>SP/SF:</b>
<b>LA1:</b> CJ Cole		<b>CalBRE:</b> 00960322	<b>LA2:</b>		<b>CalBRE:</b>
<b>PH:</b> 310-823-3129	<b>CELL:</b> 310-773-6945	<b>FAX:</b> 310-427-7177	<b>PH:</b>	<b>CELL:</b>	<b>FAX:</b>
<b>LO1:</b> Venice Beach Living		<b>PH:</b> 310-823-3129	<b>LO2:</b>		<b>PH:</b>
<b>EMAIL:</b> cjc.mls@venicebeachliving.com			<b>EMAIL:</b>		

**CSO:** 3%    **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