

421 Carroll Canal
VENICE, CA 90291

2,400/VN
Lot Size

\$938
\$/Lot Size

Lot Acreage

Land
LP \$2,250,000



Area	11 Venice
Subdivision	
Zoning	LARW1
Horse Property	
Present Use	
Potential Usage	
MLS#	18-403636
APN	4227-002-007

OPEN HOUSE 11/06/2018 (11:00AM-2:00PM)

Directions: On the north side of Carroll Canal ... from Washington go North on Dell Ave ... over 4 bridges ... turn right on Court E ... property will be on your right mid-block.
Remarks: One of the few remaining vacant lots on the historic Venice Canals. South facing Canal-front property with wonderful water and neighborhood views. Ready to go !!! No historic designation or demolition/Mello Act requirements. Property is currently fenced and landscaped by the neighbor to the west who owns the personal property.
Showing Remarks: Walk/drive by. For an appointment to access the property please call CJ at 310.773.6945 or send an email.

Land/Lot Info	
Land Type	
Addl Parcel	
Lot Dimen	30x80/AS
Lot Descr.	Fenced, Landscaped, Sidewalks, Single Lot
Lot Location	Alley Access, Canal
View	Canal
Waterfront	Canal
Telephone	No
TV/Cable	No
Electric Type	
Gas Type	
Sewer	
Telephone Service	

Potential/Present Land Use	
Cleared	
Staked	
Usable Land %	
Current Geological	
Bonds & Asmt	
Fenced	
Soil Type	
Trees	
Special Zone	Coastal Commission

Contract Info		DOM 2
List Date	10-31-2018	
List Price	\$2,250,000	
Orig List Price	\$2,250,000	
Status Date	10-31-2018	
Change Date/Type	11-02-2018/New Listing	
Sale Type	Standard	
CSO	2.5%	
Listing Type	Exclusive Right	
Disclosure	As Is, Coastal Commission Restrictions, Coastal Zone, Owner Has R.E. License, Seller/Owner/Principal RE Licensed	
Financing	Cash	
Listing Terms	Standard Sale	

Community/Development	
Subdivision	
Builders Tract Code	
Complex/Assoc Name	
Complex/Assoc Phone	
HOA Dues	0.00
Tract Name	

Water Details	
Water	
Water Table Depth	
Water Well	No
Water District	

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	24-hr Notice, Animal/Pets on Property, Listing Agent Accompanies, Vacant
Lockbox Location	
Lockbox Type	
Occupant Type	Vacant
Gate Code	

CJ Cole
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