

**FOR SALE/LEASE**

**817**  
**VENICE BLVD**

LOS ANGELES • CA 90015

**PRICE REDUCED AGAIN!**



**±3,400 SF FREE STANDING BUILDING**  
**BEAUTIFUL STUDIO/WAREHOUSE SPACE**

**PROPERTY HIGHLIGHTS**

- Free Standing Brick Building
  - Clear Span Creative Space with Sand Blasted Brick Walls
- Next to 110 Freeway
- Near Convention Center, Crypto Arena & LA Live
- Very Clean Office and HVAC Warehouse
- Fenced Parking and Loading in Rear
- HVAC Throughout Warehouse

**SALE PRICE: \$1,225,000**

**LEASE RATE: \$5,950/MO GRS**



**JIM HALFERTY**

Principal | LIC NO 01212024

323.767.2113

[jhalferty@lee-associates.com](mailto:jhalferty@lee-associates.com)

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Buyer/Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer/Tenant's product weight and product types and use, etc. Buyer/Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer/Tenant in order for Buyer/Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer/Tenant to obtain any required use permits and business licenses prior to waiver of Buyer/Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.