

FOR SALE

APPROX. 2,602 SF DUPLEX ON 7,534 SF INDUSTRIAL LOT FOR OWNER-USER OR INVESTMENT OPPORTUNITY

3393-3395 Livonia Avenue, Los Angeles, CA 90034



LANCELOT
Commercial Industrial Brokerage



**10 FREEWAY
OFF-RAMP**

Lot Size : +/-7,534 SF
Sale Price : \$893,000
Existing Structure : Duplex
Land Use : Industrial Zoned Lot

PROPERTY HIGHLIGHTS

- +/-7,534 SF Lot With +/-2,602 SF 2-Story Duplex
- May be Delivered Vacant at the Close
- Strategic Location in a High-Traffic Area With Direct Freeway Exposure
- Zoned for Light Industrial Perfect for a Variety of Commercial Uses
- Suitable for Contractor's Yard, Outside Storage/Showroom, or Small Development
- Situated Immediately Adjacent to the 10 Freeway Off-Ramp, 1-Block From the 10 Freeway On-Ramp at Robertson Blvd + National Blvd

*Square Footage Approximate –
Buyer to Independently Verify

LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com
DRE#01128388
Off: 310.839.3333 ext 220
Fax: 310.839.3382



**Sale Subject to Court Confirmation
and Overbid Hearing*

**Buyer to Verify Use With the City of
Los Angeles*



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OVERBID DETAILS

The court confirmation and overbid hearing will be held on January 31, 2025, at 8:30am in Department 205 of the Beverly Hills Courthouse, 9355 Burton Way, Beverly Hills, California 90210. To participate, all potential bidders must be prequalified at least 48 hours in advance of the hearing by presenting the Referee (i) a signed copy of the Rules for Confirmation and Overbid Hearing, (ii) a \$25,500.00 deposit via wire transfer or a cashier's check made payable to Orange Coast Title Company, and (iii) proof of funds in an amount equal to or greater than the highest amount the bidder is willing to bid. Bidders that do not present these items at least 48 hours prior to the hearing may not be allowed to participate. All unsuccessful bidders will have their \$25,500.00 deposits returned promptly following the hearing.

The original offeror executed documents to purchase the Property for \$850,000.00 (the "Purchase Agreement"). A copy of the Purchase Agreement will be provided to all qualified bidders. Any overbids are to be on the same terms and conditions as those in the Purchase Agreement except as to: (a) price; (b) no due diligence; (c) no financing provision and/or financing contingency; (d) no inspection contingency; and (e) no contingency removal time. The bidder with the highest offer accepted must sign and agree to the terms and conditions in the Purchase Agreement, excluding exceptions (a) through (e) noted above. If the Court-confirmed all-cash bidder ("Buyer") does not timely close the sale within 20 days of issuance of a court order confirming the sale of the Property to Buyer, through no fault of the seller, then Buyer's \$25,500.00 deposit (otherwise to be applied toward the purchase price) shall be non-refundable and forfeited without further court order and without further notice to Buyer. The escrow holder shall automatically terminate escrow without Buyer's signature and without further court order and immediately release the forfeited deposit funds to the Referee's trust account for this matter without further court order.



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OVERBID CHART

Overbid No.	Overbid Amount	Overbid Increment
1st Overbid	\$893,000.00	\$43,000.00
2nd Overbid	\$938,150.00	\$45,150.00
3rd Overbid	\$985,557.50	\$47,407.50
4th Overbid	\$1,035,335.38	\$49,777.88
5th Overbid	\$1,087,602.14	\$52,266.77
6th Overbid	\$1,142,482.25	\$54,880.11
7th Overbid	\$1,200,106.36	\$57,624.11
8th Overbid	\$1,260,611.68	\$60,505.32
9th Overbid	\$1,324,142.27	\$63,530.58
10th Overbid	\$1,390,849.38	\$66,707.11
11th Overbid	\$1,460,891.85	\$70,042.47
12th Overbid	\$1,534,436.44	\$73,544.59
13th Overbid	\$1,611,658.26	\$77,221.82
14th Overbid	\$1,692,741.18	\$81,082.91
15th Overbid	\$1,777,878.23	\$85,137.06



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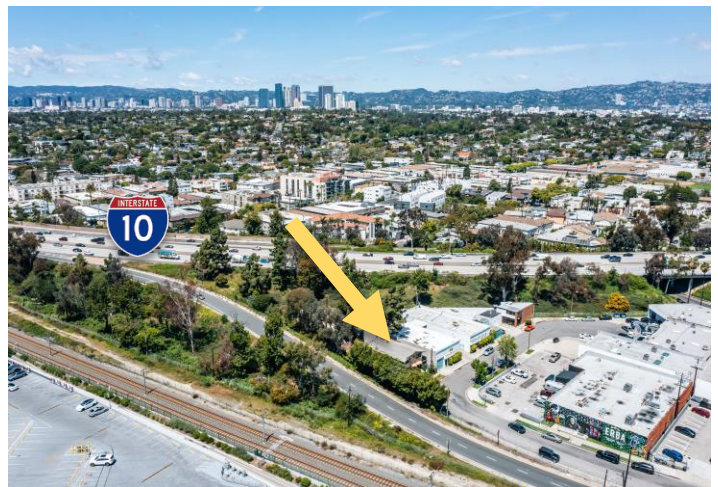
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IDEAL FOR INVESTORS LOOKING TO ADD VALUE THROUGH RENOVATIONS



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1539 SAWTELLE BOULEVARD, SUITE 18 | LOS ANGELES, CA 90025

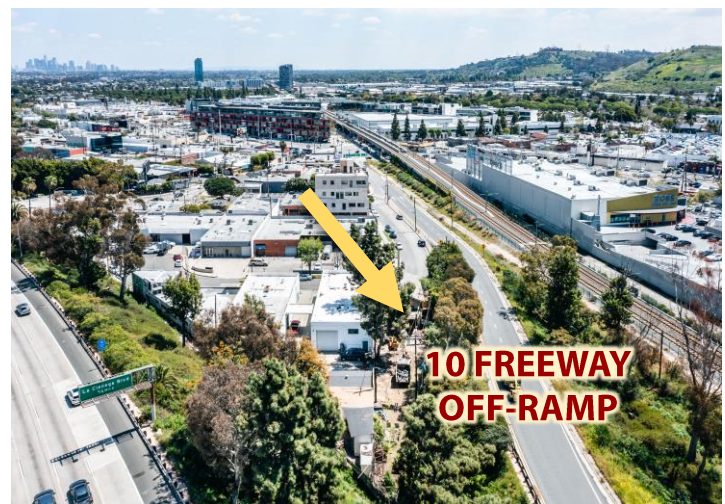
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HIGH TRAFFIC LOCATION WITH DIRECT FREEWAY VISIBILITY



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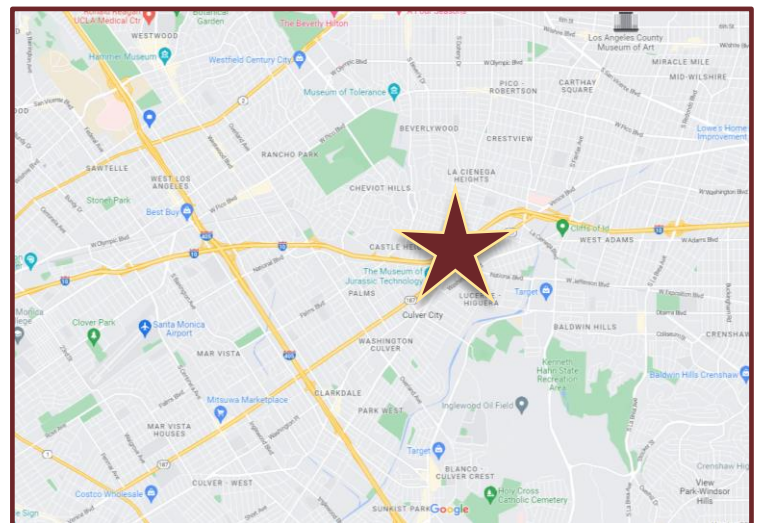


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LOCATION HIGHLIGHTS

- Located in a Growth Area Within Walking Distance to Downtown Culver City, the Metro Station at National + Washington with Light Rail Service to Santa Monica + Downtown LA, and the Platform, Which Features Several 5-Star Restaurants, Including Margo
- Corporate Neighbors Include Nike, HBO (New Headquarters), Apple, Amazon, Sony + NPR Studios
- 10 Minute Drive to Santa Monica + Beverly Hills
- 25 Minute Drive to Downtown LA + LAX



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