



## Studio City SFR Development Opportunity!

12651 Kling St, Studio City, CA 91604

**Asher Ross**

ROSS BROTHERS REAL ESTATE BROKERAGE

23833 Pacific Coast Hwy, Malibu, CA 90265

[asherross@gmail.com](mailto:asherross@gmail.com)

(310) 579-9344



# Studio City SFR Development Opportunity!

\$1,650,000

**ATTENTION INVESTORS AND DEVELOPERS!** One of the Beeman Park neighborhood's biggest lots, with Stamped Plans for appx. 5,500sqft of **NEW CONSTRUCTION!**

Gorgeous 6 bedroom + 6 bath Modern Farmhouse featuring open floor plan and walls of glass, with pool, guest cabana, and a giant private back yard designed by acclaimed Los Angeles design firm ZAA Studio! Construction can begin immediately!

New construction directly adjacent to subject just hit the market at \$3,450,000. Numerous sales of new construction in the immediate area, with recent land deals going in multiple offers.

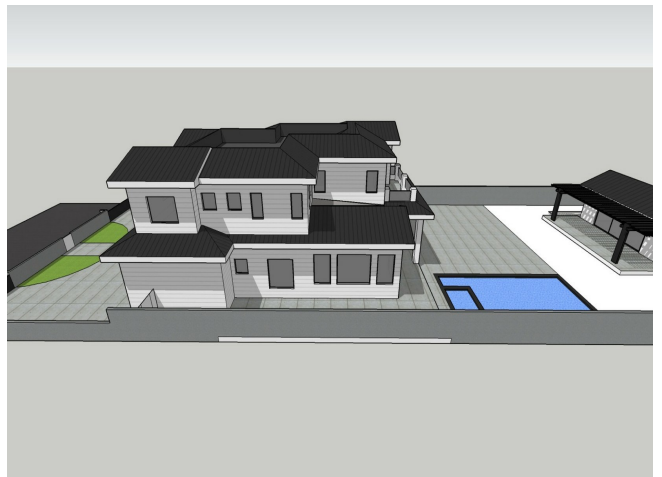
Broker and Broker's Agents do not represent or guarantee square footage, bedroom/bathroom count, lot size or lot dimensions, permitted or un-permitted space or renovations. It is Buyer's sole responsibility to perform investigations and satisfy themselves. Rents are projected based on review of available market inventory. All 4 members of Seller's LLC are licensed CA real estate salespersons.

For more information visit:

<http://www.loopnet.com/Listing/12651-Kling-St-Studio-City-CA/12364656/>



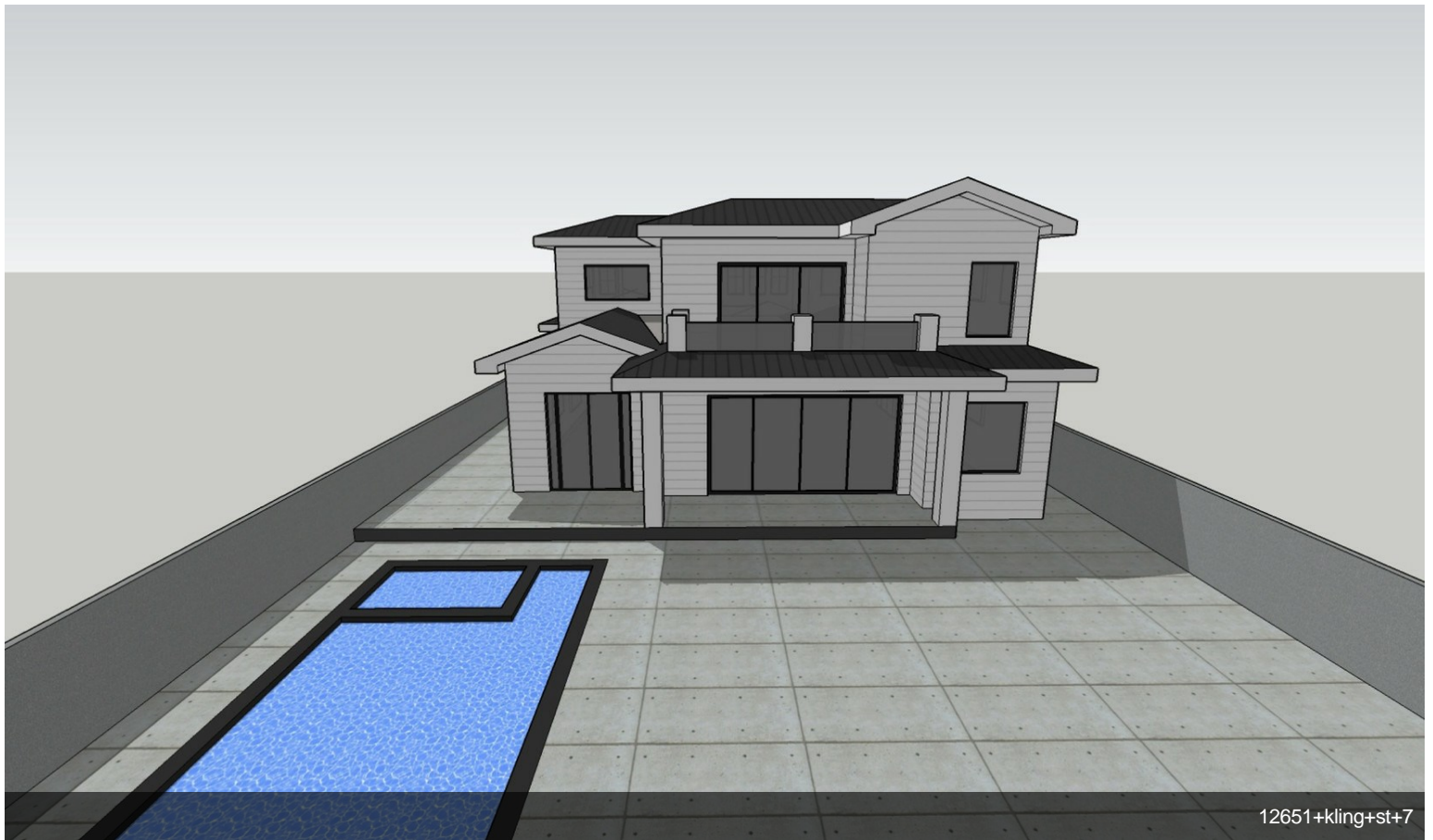
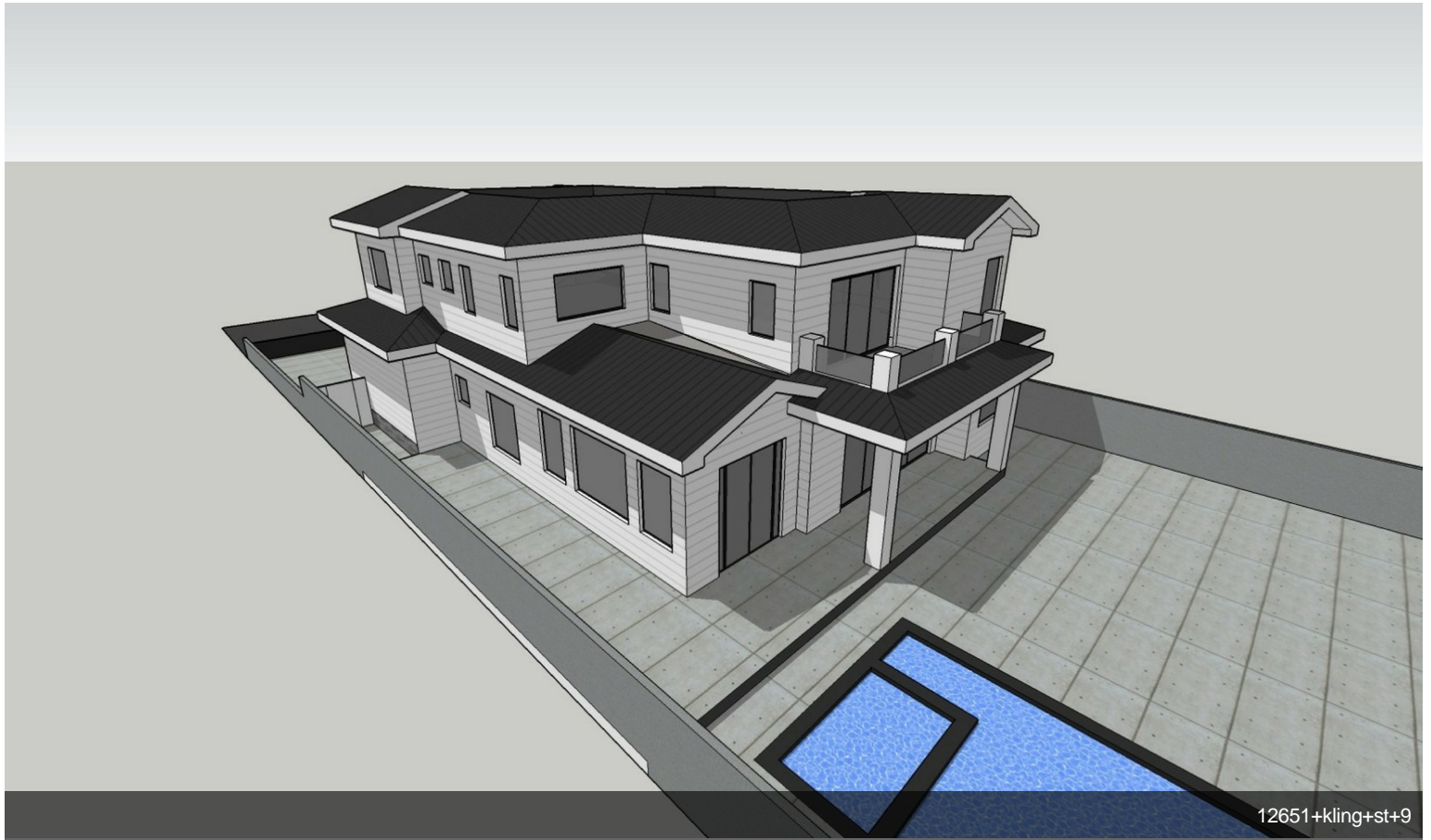
Price:	\$1,650,000
Property Type:	Land
Property Sub-type:	Residential
Proposed Use:	
Sale Type:	Investment or Owner User
Total Lot Size:	0.30 AC
No. Lots:	1



12651 Kling St, Studio City, CA 91604



# Property Photos



# Property Photos



12651+klng+st+6



12651+klng+st+5

# Property Photos



# Property Photos



12651+klimg+st+2