

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

There is an existing non-contingent bid offer at \$850,000 and all interested potential buyers may appear at the overbid hearing to overbid the existing offer, which shall start at \$893,000 and continue based on the Overbid Chart.

The sellers are awaiting the court confirmation overbid hearing date, it's expected to be set for the beginning of the year 2025. Once the overbid hearing date is confirmed, any buyer with all cash may appear at the overbid hearing in person with a non-contingent cash offer bid to acquire the site and a cashier's check that covers 3% (three percent) of the bidding amount. The final proceeds will be due no later than 20 days after the overbid hearing.

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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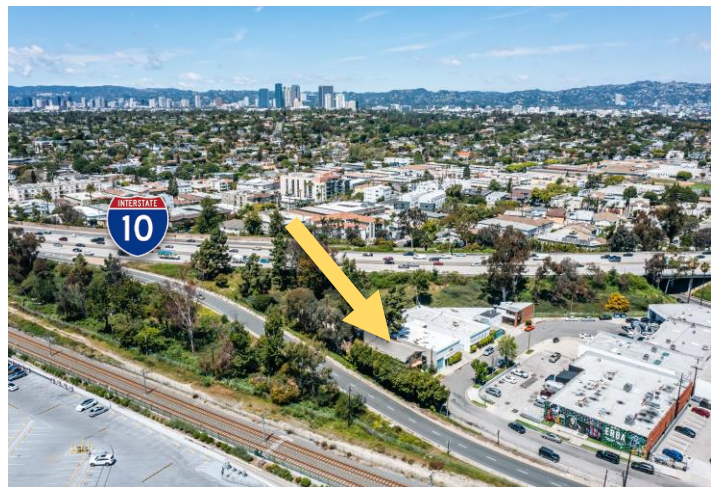
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LIGHT INDUSTRIAL ZONING SUITABLE FOR A VARIETY OF COMMERCIAL USES



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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

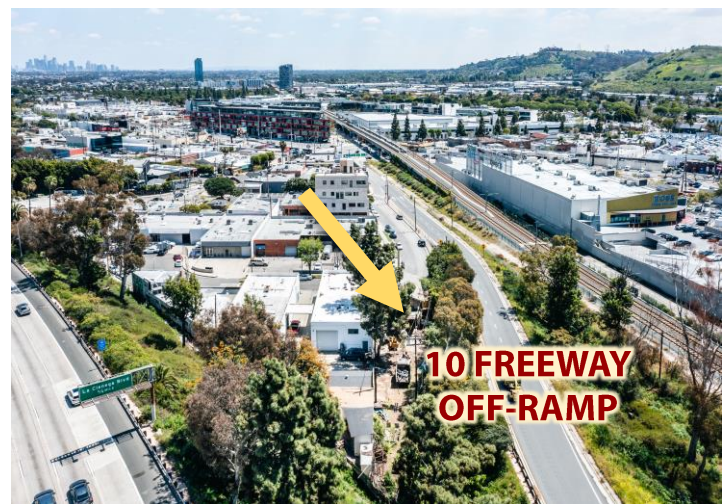
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HIGH TRAFFIC LOCATION WITH DIRECT FREEWAY VISIBILITY



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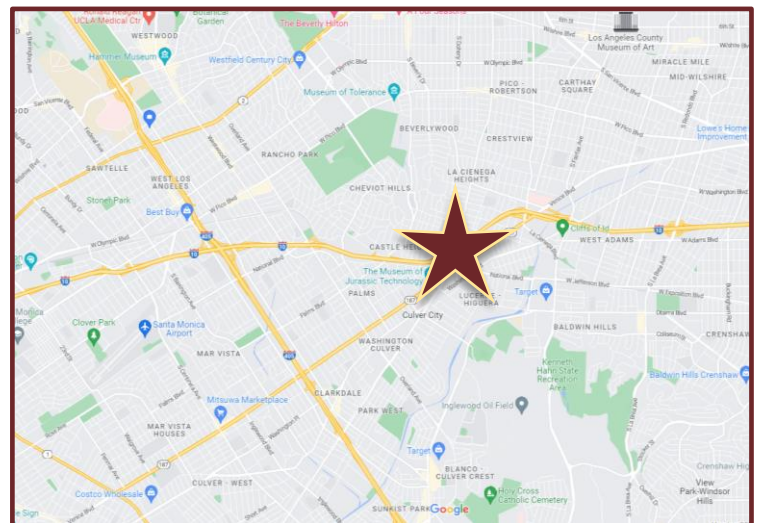


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LOCATION HIGHLIGHTS

- 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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