

PALMS / CULVER OWNER / USER FLEX

8687 Venice Blvd., Los Angeles, California 90034

FOR SALE

CBCWORLDWIDE.COM



3015 Main Street #400
Santa Monica 90405
Lic- 00616212

George Gross

310-586-0344

geogross@coldwellbanker.com

Lic- 01342211

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We are pleased to offer for sale a highly functional commercial property with a blend of office and industrial / warehouse features.

The property features two private offices, two restrooms, and the warehouse with high exposed ceilings and a roll-up door leading to a gated parking lot highlights its versatility and convenience for potential buyers.

Additionally, the property will be delivered vacant allowing the availability of attractive Small Business Administration (SBA) financing.

The property's convenient location near the Culver City Expo Station and its proximity to major transportation arteries like Venice Boulevard and the La Cienega Blvd. exit of the 10 freeway greatly enhances its accessibility and visibility. A great option for businesses seeking high traffic and easy commuting access.



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Building Size: 1,250 SF
Lot Size: 1,880 SF
Price: \$975,000
(Only \$780/psf)
APN: 5065-001-012
Parking: Gated lot
Year Built: 1947
Zoning: LAC2

(All information taken from public records)

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