

FOR SALE

**VENICE DEVELOPMENT
OPPORTUNITY ON FOUR LOTS**



707 Washington Boulevard, Venice, CA 90291

685 Oxford Avenue, Venice, CA 90291



JOHN MOUDAKIS
310.395.2663 X116

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LIC# 01833441

PROPERTY DESCRIPTION

PRICE

\$5,900,000

SITE

Prime location at the intersection of Washington Boulevard & Oxford Avenue

LAND AREA & ZONING

The subject property consists of a corner lot which has a two-story building that was once a dry cleaner. Zoning is LAC2 with almost 12,000 square feet of land. (The soil is contaminated and will eventually need to be remediated.) Sellers are selling the property in "as-is" condition.

BUILDING

Two-story property, dry cleaner was a tenant downstairs. Four bedrooms upstairs.

Non Disclosure

NDA is available if additional information is required.

LOTS

4229-010-018

Approximately 3,457 square foot lot area

4229-010-019

Approximately 3,477 square foot lot area

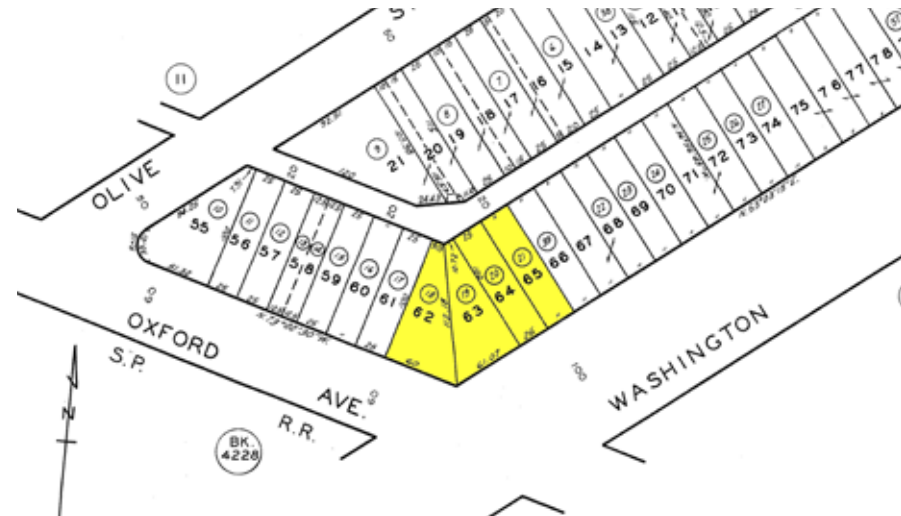
4229-010-020

Approximately 2,499 square foot lot area

4229-010-021

Approximately 2,501 square foot lot area

PLAT MAP



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PROPERTY PHOTOS AND MAP



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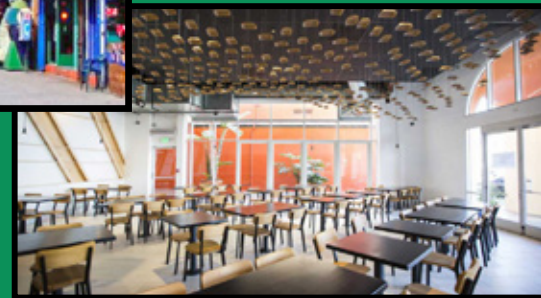
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CITY INFORMATION

Venice is one of the most popular destinations in Los Angeles for visitors and locals alike. Known for its bohemian spirit, Venice is a buzzing beach town with upscale commercial and residential pockets. Free-spirited Venice Boardwalk is the site of funky shops, street performers and colorful murals, though, it is most famous for the quirky goings-on along its iconic beachfront boardwalk. Watch it all from the lively waterfront skate park, sit near the famous Muscle Beach outdoor gym or go visit the Venice Canals, a picturesque enclave of canals surrounded by modernist homes.

For edgy boutiques explore boho-chic Abbot Kinney Boulevard, one of L.A.'s best shopping districts. Abbot Kinney features foodie hot spots, stylish boutiques and coffee bars. Food trucks often pull up here, and there are plenty of places to grab a bite or a treat. A great time to visit is the First Friday of each month, when food trucks and live music line Abbot Kinney Boulevard.



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