

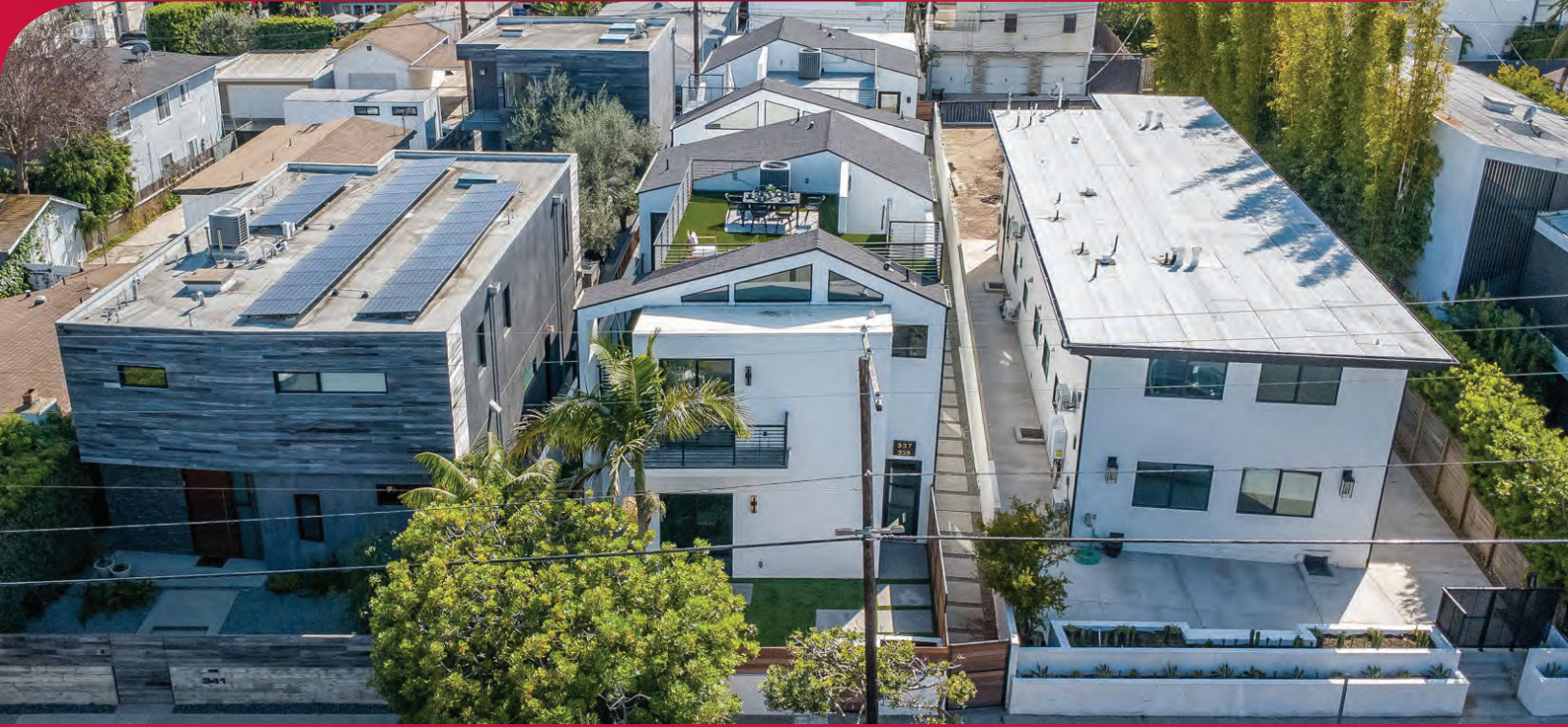
FOR SALE

VACANT TWO-UNIT DUPLEX

2-Story Multifamily | 4 Bed+Den/3.5 Bath Units
337 6th Avenue, Venice, CA



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

LIST PRICE:	\$ 3,750,000 (\$ 534/SF)
# OF UNITS:	2
PRICE/UNIT:	\$ 1,875,000
UNIT TYPE:	4 Bed + Den / 3.5 Bath
LOT SIZE:	0.15 Acres (6,406 Acres)
GROSS SF:	±7,020 SF
NET RENTABLE SF:	±5,307 SF
# OF FLOORS:	2
YEAR BUILT:	2026
APN:	4240-010-014
ZONING:	RD 1.5



6th Avenue view

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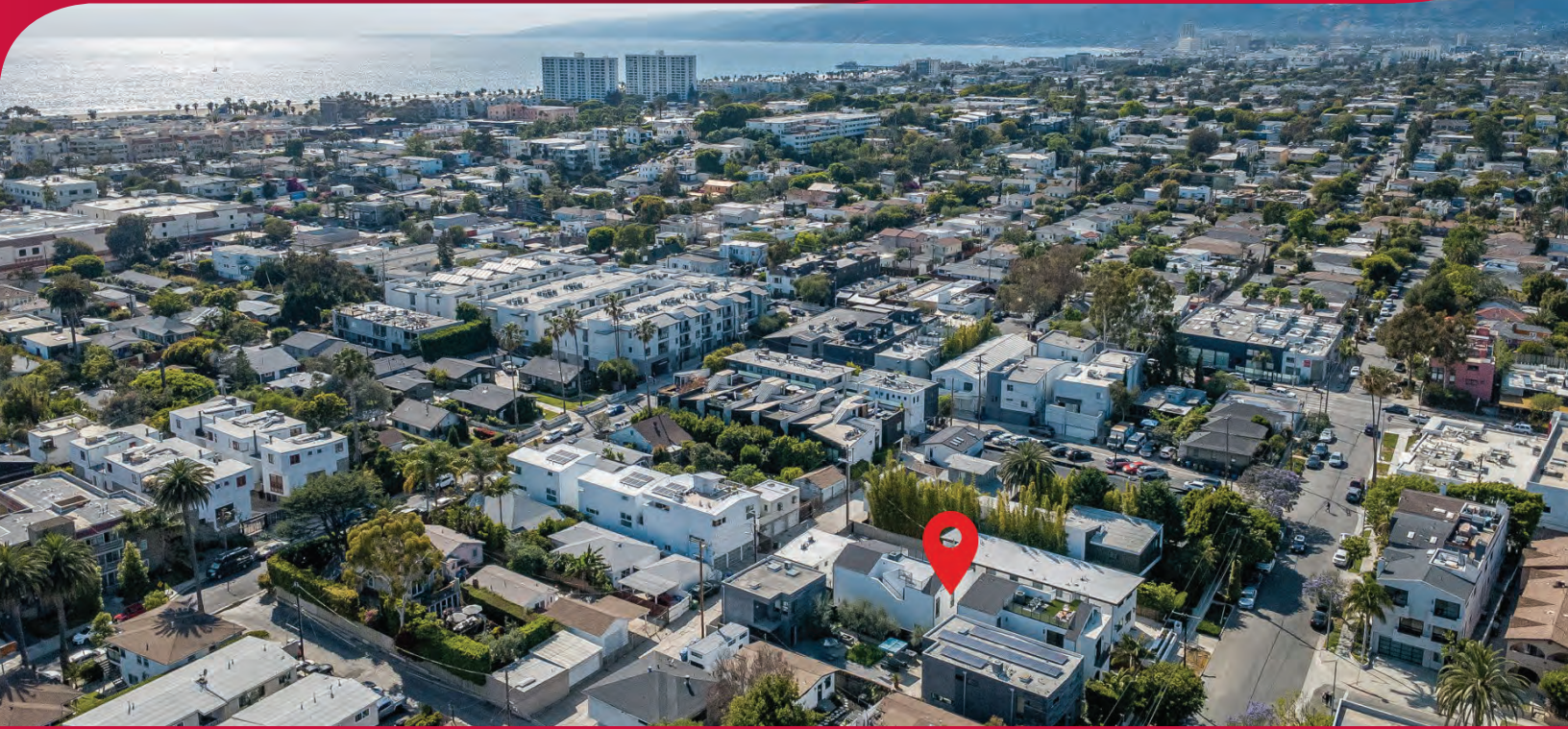
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337 6th Avenue is a vacant $\pm 5,307$ net rentable SF two-story multifamily property ideally located in Venice, CA. The unit mix consists of (2) 4-bedroom+den/3.5-bath units. Unit amenities include polished concrete floors, recessed LED lighting, integrated media hookups, wall of glass sliding doors in the dining area, voluminous private quarters lined with light oak flooring and spa-like primary baths. Amenities also include an additional $\pm 1,713$ SF of balcony, private rooftop sky lounge and garage space. Additional amenities include private rooftop patio areas, balconies & flexible spaces. Zoned RD1.5, the property sits on a $\pm 6,406$ SF lot. There is currently no Certificate of Occupancy on the property.

337 6th Avenue is just minutes away from multiple dining, retail and nightlife options along Rose Avenue, Main Street and Abbot Kinney Blvd. The Santa Monica (10) Freeway is located nearby, via Lincoln Blvd. Abundant outdoor activities along the beach makes Venice one of Los Angeles' most sought-after coastal submarkets. Complete with an EV-ready garage at grade and a large detached bonus storage/artist studio space built above, this architectural triumph offers the ultimate turn-key lifestyle in Los Angeles' most iconic beach neighborhood.



2-Unit
Development



Excellent
Venice Location



Secure
Access



Onsite
Parking



Retail Amenities
Nearby



Abundant
Restaurant
Amenities



RD 1.5
Zoning

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