

FOR SALE

# TWO LOT SUBDIVISION OPPORTUNITY

3-Story Development | 3 Bed/4 Bath Units  
705 Broadway Street, Venice, CA



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY OVERVIEW

<b>LIST PRICE:</b>	<b>\$ 1,690,000 (\$ 256/SF)</b>
<b># OF UNITS:</b>	2
<b>PRICE/UNIT:</b>	<b>\$ 845,000</b>
<b>UNIT TYPE:</b>	3 BED / 4 BATH
<b>LOT SIZE:</b>	4,630 SF (0.11 Acres)
<b>EST. GROSS BUILDING SF:</b>	6,596 SF
<b># OF FLOORS:</b>	3
<b>YEAR BUILT:</b>	TBD
<b>APN:</b>	4239-013-002
<b>ZONING:</b>	RD 1.5



Broadway Street view

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## PROPERTY OVERVIEW

**705 Broadway Street** is a two-lot subdivision development under construction in Venice. The completed development will include two 3-story small lot houses each on their own parcel. Plans show Unit 1 area equaling 2,879 SF per zoning and 3,535 SF per building code, and Unit 2 area equaling 2,480 SF per zoning and 3,061 SF per building code. The plans are for the houses to be built side by side. However, the house in development facing east has burned down. The development is situated on a ±4,630 SF lot with RD 1.5 Zoning. Centrally located in a very walkable neighborhood. 705 Broadway Street is very close to grocery stores, fine dining restaurants and other conveniences along Lincoln Blvd & Abbot Kinney Blvd.



**2-Unit  
Development**



**Excellent  
Venice Location**



**Secure  
Access**



**Onsite  
Parking**



**Retail  
Amenities  
Nearby**



**Abundant  
Restaurant  
Amenities**



**RD 1.5  
Zoning**

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