

Residential For Sale | Home | Duplex/Triplex/Fourplex

# 2818 Abbot Kinney Boulevard . Venice , CA-90291

**For sale 3 units 100% Vacant CAP RATE (CURRENT) 4.28 . For more information contact the listing agent, 310-650-6781 (agent) •samantha@pardeeproperties.com (agent)**

## Listing Info

Listing ID: 3119

Price reduced

For Sale

1600 sq. ft.

**\$1,550,000**

Posted: 05/10/2022 5:15 pm | On HOMEiZ: 709 days | Updated: 1 day ago | Views: 1167 | Saved to favorites: 1

**Listing Presented by**

## Location Map

## Property Type

Property status Price reduced

## Property Price

Asking Price	\$1550000
Last Sold Price	\$159000
Last Sold Date	06/29/1983
Total Finished Sq. Ft.	1600
Total Lot size	3,003 Sq. Ft.
Price per Sq. Ft.	\$969

No. of Units	3 (Triplex)
Unit #1 Total sq. ft.	No Data beds:: 0 baths:: 1
Unit #2 Total sq. ft.	No Data beds:: 1 baths:: 1
Unit #3 Total sq. ft.	No Data beds:: 2 baths:: 1
Unit #4 Total sq. ft.	No Data
Year built	No Data
Overall Property Condition	Fair
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$19375
HOA dues - \$ per month	\$ No HOA dues
Commission Split %	2.5%

## Financing

This property can be financed	
Conventional Loan	Yes
FHA Loan	No
VA Loan	No
Mello-Roos	No
USDA / RHS Loans	No

Hard Money Loan	Yes
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## Property Location & Description

Listing Headline	For sale 3 units 100% Vacant CAP RATE (CURRENT) 4.28 . For more information contact the listing agent, 310-650-6781 (agent) •samantha@pardeeproperties.com (agent)
Property Description	The said offering consists of a single-story structure that contains 3 units (2x 1bed/1bath & 1x Studio/1bath). The structure sits on a large 3,000 SF C2-1 zoned Lot that may allow flexibility for commercial and residential uses. There is a large 2-car garage with ADU potential as well as additional surface parking accessible from the rear alley.
Location Description	The property is a minutes bike ride to the Beach, a few blocks to the shopping area, and is central to daily errands, including Erewhon Market, the weekly Venice Farmers Market, and Costco.

## Property Information

Community Features	Sidewalks Street Lighting
View	None

## Building and Construction

Basement	None
Exterior	Stucco Wood products
# of Stories	1
Additions to home Structural	No Data
Basement sq. ft.	

## Room Features

## Utilities

Cooling System	Central
Heating System	Forced air
Heating Method	Other

## Sewer

Type of Sewer	Sewer System (Public)
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## Parking

Parking type	Off-street On-street
# of Covered Parkings	No Data
Garage sq. ft.	None

## Energy Efficiency

Energy Star Certified	No
How old is you cooling and heating system?	No Data
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	No
Natural daylight	No
Appliances energy efficient	No
Roof	No

## Neighborhood lifestyle

Lifestyle	Urban Core
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## More information

MLS Listing #	22-153813
MLS URL of this listing to link to your own site or brokerage site	<a href="http://www.globalmajorproperties.com/author/armin/">http://www.globalmajorproperties.com/author/armin/</a>

## Open house

Date	01/21/2024 From: 1:00 pm to: 4:00 pm
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