

Residential For Sale | Home | Duplex/Triplex/Fourplex

312 Market Street . Venice , CA 90291

Excellent Owner-User Duplex or investment opportunity in the heart of Silicon Beach. Each level offers a Spacious 2 Bedroom 1 Bathroom unit with laundry inside as well as a cute backyard, double car garage, and storage area.For more information contact the listing agent **julio ruiz ziuroiluj@gmail.com (818) 524-0706**

Listing Info

Listing ID: 3284

Price reduced

For Sale

\$1,925,000

Listing Presented by

1960 sq. ft.

Posted: 01/22/2023 7:48 am | On HOMEiZ: 465 days | Updated: 2 weeks ago | Views: 821

Location Map

Property Type

Property status	Price reduced
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Property Price

Asking Price	\$1925000
Last Sold Price	\$1400000
Last Sold Date	10/29/2021

Total Finished Sq. Ft.	1960
Total Lot size	2,848 Sq. Ft.
Price per Sq. Ft.	\$982
No. of Units	Duplex (2)
Unit #1 Total sq. ft.	N/A beds:: 2 baths:: 1
Unit #2 Total sq. ft.	N/A beds:: 2 baths:: 1
Unit #3 Total sq. ft.	N/A
Unit #4 Total sq. ft.	N/A
Year built	1938
Overall Property Condition	Very good
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$24063
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

Property Location & Description

Listing Headline	Excellent Owner-User Duplex or investment opportunity in the heart of Silicon Beach. Each level offers a Spacious 2 Bedroom 1 Bathroom unit with laundry inside as well as a cute backyard, double car garage, and storage area.For more information contact the listing agent julio ruiz ziuroiluj@gmail.com (818) 524-0706
Property Description	Excellent Owner-User Duplex or investment opportunity in the heart of Silicon Beach. Each level offers a Spacious 2 Bedroom 1 Bathroom unit with laundry inside as well as a cute backyard, double car garage, and storage area.The building is well-kept, charming, and full of character. The property offers a private and quaint backyard/courtyard perfect for outdoor gatherings. Incredible Proforma Cap Rate of 4.8% & GRM of 15.8 for a long-term investor looking for appreciation and current steady income. Both units are individually metered for Gas & Electricity. The detached garage features 2 parking spaces as well as a storage area that can be used as an office or gym as well. The seller has preliminary plans to add 2 Detached ADUs in the back for future upside.
Location Description	Located West of Abbot Kinney within walking distance of everything Venice has to offer. The property is steps away from the Beach, all the fine Shopping & Dining on Abbot Kinney, and is central to daily errands, including Erewhon Market, the weekly Venice Farmers Market, and Costco.

Property Information

Community Features	Sidewalks Street Lighting
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View	None
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Building and Construction

Basement	None
# of Stories	2
Additions to home Structural	No Data
Basement sq. ft.	

Room Features

Utilities

Cooling System	Central
Heating System	Forced air
Heating Method	Electric

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Garage - Attached Off-street On-street
# of Covered Parkings	4
Garage sq. ft.	300

Energy Efficiency

Energy Star Certified	No

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

Neighborhood lifestyle

Lifestyle	Urban Core
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More information

MLS Listing #	22-222571
MLS URL of this listing to link to your own site or brokerage site	

Open house

Date	04/21/2024 From: 1:00 pm to: 4:00 pm
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