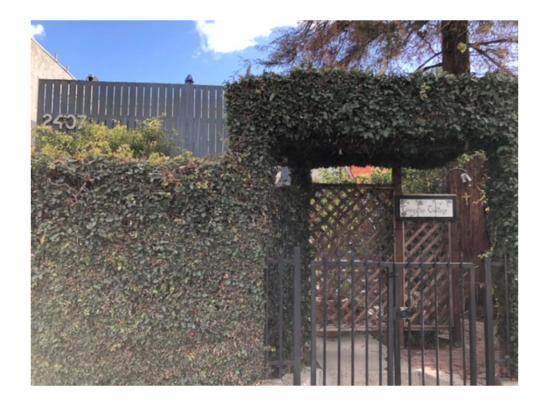
## LAMBERT INVESTMENTS, INC.

## **PROUDLY OFFERS FOR SALE**

## **DUPLEX IN VENICE**



\$1,795,000

# LAMBERT INVESTMENTS, INC.

2 Breeze Avenue Venice, CA 90291 www.Lambertinc.com BRE# 00860625

#### CONTACT

Office: Fax:

#### 310.453.9656 310.829.6288

### Francyne Shapiro-Lambert

310.720.9299 Mobile: Email: Francyne@Lambertinc.com

### **Carl Lambert**

Mobile: 310.663.6030 Email: Carl@Lambertinc.com

### **Robert Browning**

Mobile: 310.409.8663 Email: Robert@Lambertinc.com

## FOR SALE

Age: Lot Size:

Zoning:

**Building Size:** 

# PRIME ABBOT KINNEY DUPLEX

### 2407 Abbot Kinney Boulevard, Venice, CA 90291 **Purchase Price:** \$1,795,000

1965

3,656

2,016

LAR3



### Unit Mix: 1 Two Bed + Den – One Bath 1 Two Bedroom – One Bath

Purchase Price:	\$ 1,795,000
Price Per SQFT:	\$ 890.37
Thomas Guide:	671 J6

Directions: North of Washington Blvd & South of Venice Blvd.

Parking: One 2 Car Garage plus 2 spaces in front of garage

Page 1 of 3

The information presented here is based upon sources we deemed to be reliable, but for which we assume no responsibility.

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Page 2 of 3

### Rent Roll

Unit #1 Unit #2 2 Bedroom + Den – 1 Bath 2 Bedroom – 1 Bath VACANT VACANT

### **Property Summary**

Lambert Investments, Inc. proudly offers For Sale a Duplex in Prime Venice Beach, California location location, location! This sweet duplex is on the world-renowned Abbot Kinney Boulevard; the hippest most sort after address. Property consists of a 2016 square foot building on a 3656 square foot lot and is built in 1965. Well located in the heart of famous Venice Beach, California. Walking distance to the vibrant trendy shops, dining and nightlife. Individually metered for gas and electric. There is a 2-car garage located behind the property with 2 open spaces and room to add additional parking. Property is NOT required to have seismic retrofitting. Situated in a very high demand rental market with scarce inventory.

Close to the neighboring communities of Marina Del Rey, Playa Del Rey, Santa Monica and West Los Angeles. Located in the happening World Renowned Silicon Beach

Great opportunity to purchase an asset that has been in the same family for decades. Now is the time to reposition, add value and have a prime owner user/investment.

View inside of units with accepted offer only.

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Front of Property



Back View of Property







2 Car Garage with 2 Open Space

Page 3 of 3