

For Sale or Lease

328 Lincoln Blvd., Venice, CA 90291



FOR MORE INFORMATION,

CONTACT:
tel. 310/839/3333
fax. 310/839/3382
www.lancelotcommercial.com

LANCE LEVIN, PRESIDENT
lance@lancelotcommercial.com

JONATHAN WOLK, SENIOR ASSOCIATE
jw_california@yahoo.com

OFFICE LOCATION
8924 LINDBLADE STREET
CULVER CITY, CA 90232



NOTE: All measurements are approximate and while the information furnished comes from reliable sources, we assume no liability.
Lance Levin: DRE # 01128388 Jonathan Wolk: DRE# 01228058

"Regardless of the professional broker you choose, it is critical to have a broker who is well versed in all aspects of the market in which you are dealing. You will not find a better brokerage company than Lancelot Commercial with this kind of track record."
- Lance Levin, President & Jonathan Wolk, Senior Associate



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Excellent Freestanding Building



Priced to Sell!

Available 1,805 SF Land 2,500 SF

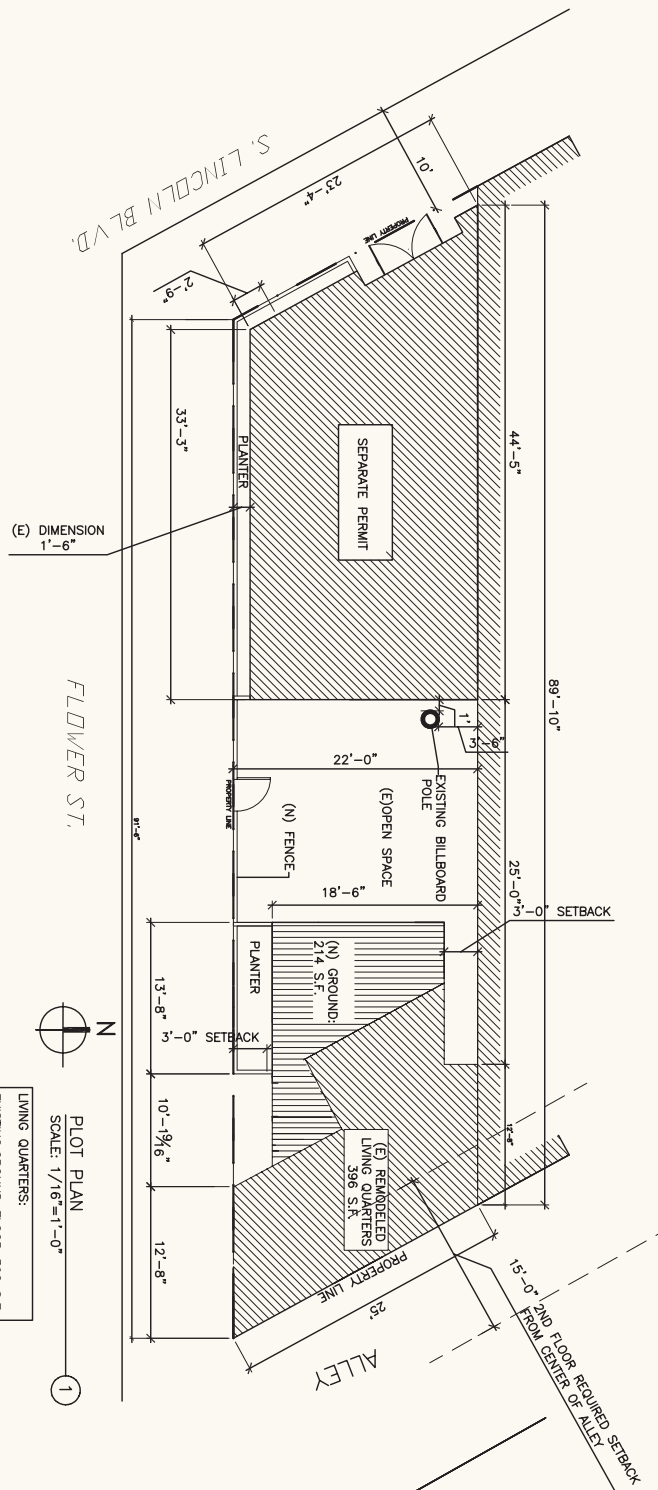
FEATURES

- Excellent freestanding building.
- Built in 2006.
- In the heart of Venice.
- High visibility with a traffic count of 90,000 cars/day.
- High ceilings.
- 900 SF retail and 900 SF 2-story apartment unit in the back of the property.
- Kitchen, dining room, living room - all integrated into an open floor plan.
- 1 Bedroom and 1 bath.
- Billboard income of \$250 per month.
- FOR SALE: \$1,200,000/\$664 PSF
- FOR LEASE: \$6,800



LANCELOT
COMMERCIAL INDUSTRIAL BROKERAGE

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LIVING QUARTERS:
 EXISTING-GROUND FLOOR: 392 S.F.
 FIRST FLOOR ADDITION: 214 S.F.
 2ND FLOOR ADDITION: 342 S.F.
 TOTAL: 948 S.F.

PLOT PLAN
 SCALE: 1/16"=1'-0"

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