

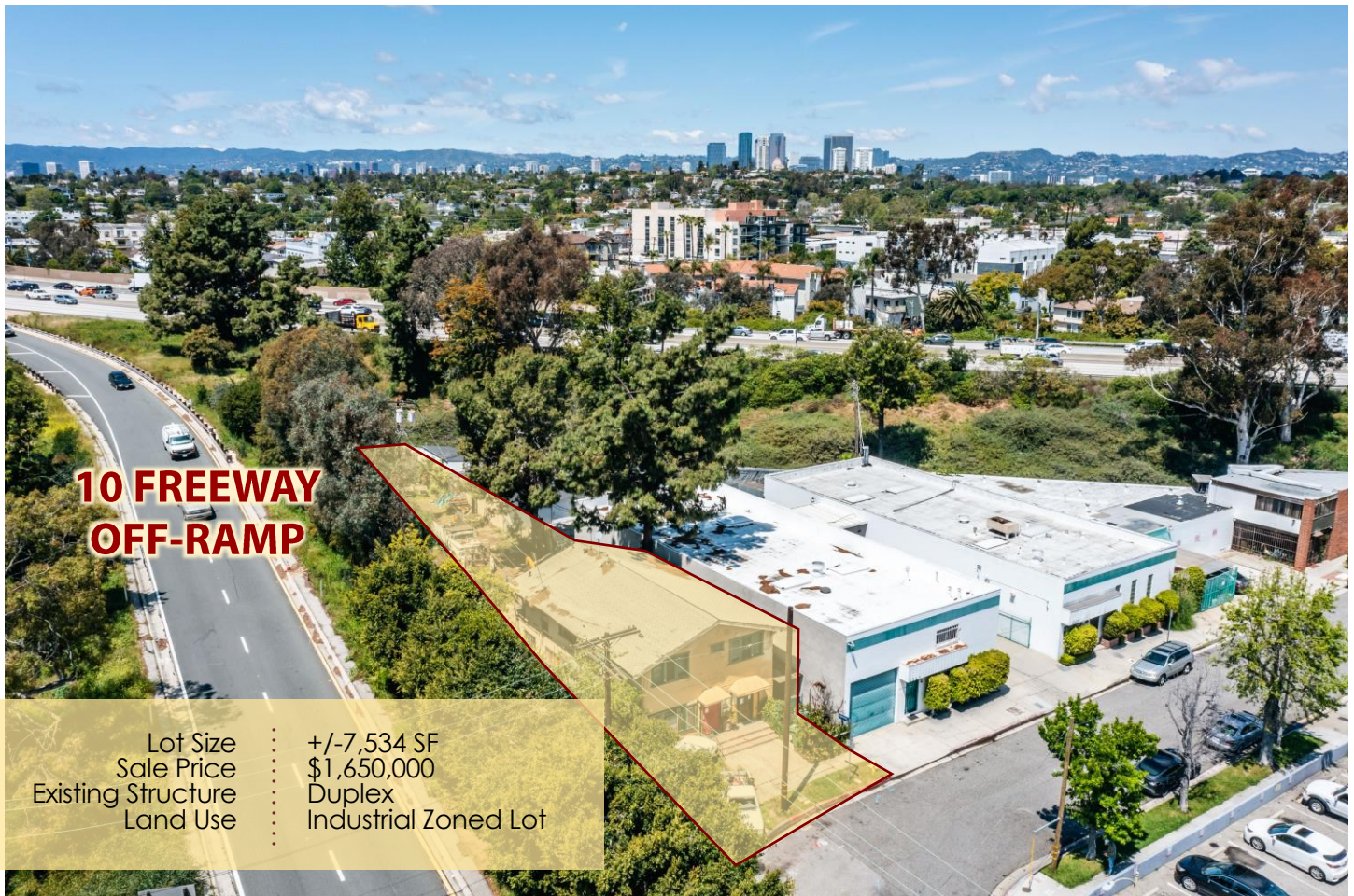
# FOR SALE

APPROX. 2,602 SF DUPLEX ON 7,534 SF INDUSTRIAL LOT FOR OWNER-USER OR INVESTMENT OPPORTUNITY

3393-3395 Livonia Avenue, Los Angeles, CA 90034



LANCELOT  
Commercial Industrial Brokerage



**10 FREEWAY  
OFF-RAMP**

Lot Size : +/-7,534 SF  
Sale Price : \$1,650,000  
Existing Structure : Duplex  
Land Use : Industrial Zoned Lot

## PROPERTY HIGHLIGHTS

- +/-7,534 SF Lot With Approx. 2,602 SF 2-Story Duplex
- Owner-User or Investment Opportunity
- Suitable for Contractor's Yard, Outside Storage/Showroom, or Small Development
- Situated Immediately Adjacent to the 10 Freeway Off-Ramp, 1-Block From the 10 Freeway On-Ramp at Robertson Blvd + National Blvd

*\*Square Footage Approximate – Buyer to Independently Verify*

### LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com  
DRE#01128388  
Off: 310.839.3333 ext 220  
Fax: 310.839.3382



*\*Sale Subject to Court Confirmation and Overbid Hearing*



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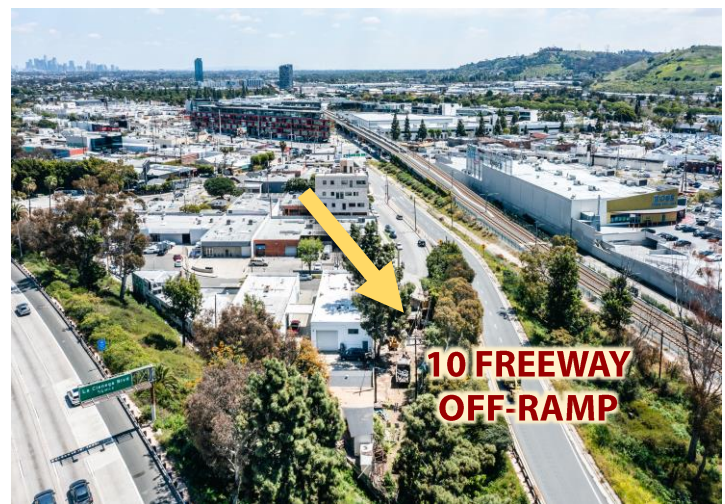
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## LOCATION HIGHLIGHTS

Walking Distance Downtown Culver City, Metro Station + HBO Headquarters



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