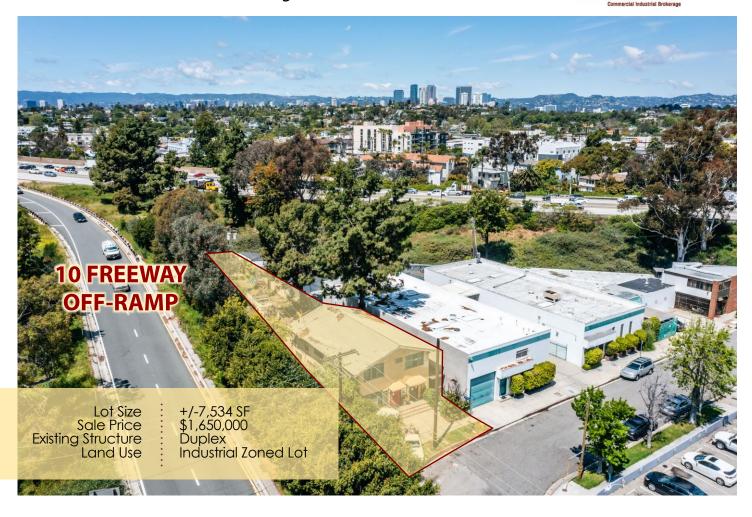
APPROX. 2,602 SF DUPLEX ON 7,534 SF INDUSTRIAL LOT FOR OWNER-USER OR INVESTMENT OPPORTUNITY

LANCELOT

3393-3395 Livonia Avenue, Los Angeles, CA 90034



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

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

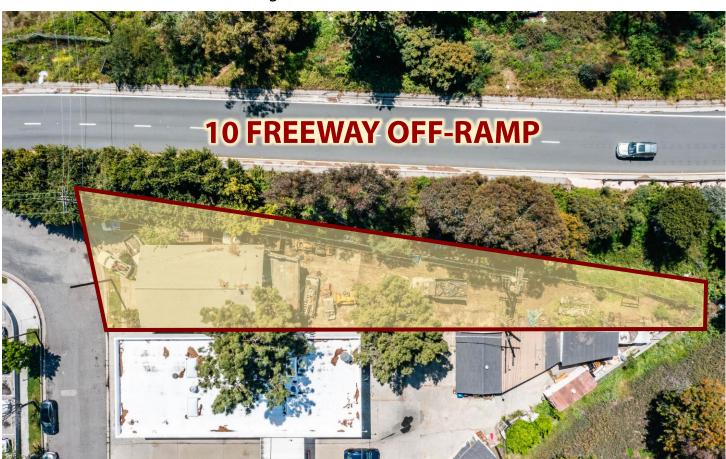
*Square Footage Approximate – Tenant to Independently Verify



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

310.839.3333

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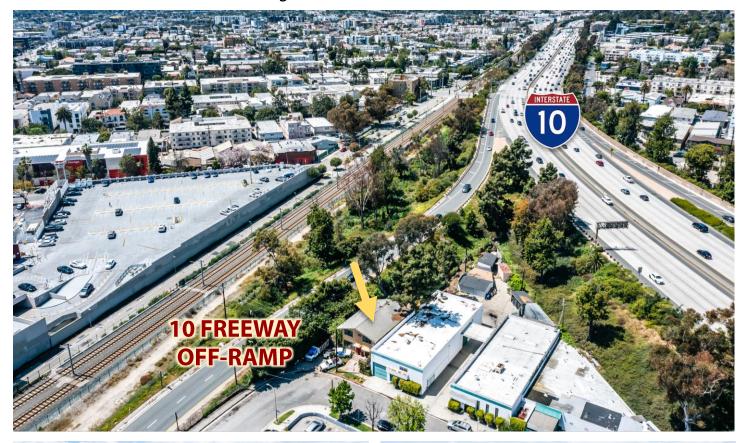


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310.839.3333







LOCATION HIGHLIGHTS

Walking Distance Downtown Culver City, Metro Station + HBO Headquarters

