

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



\$132 PSF Land Value

10 FREEWAY
OFF-RAMP

Lot Size : +/-7,534 SF
Sale Price : \$999,000
Existing Structure : Duplex
Land Use : Industrial Zoned Lot

PROPERTY HIGHLIGHTS

- +/-7,534 SF Lot With +/-2,602 SF 2-Story Duplex
- May be Delivered Vacant at the Close
- Strategic Location in a High-Traffic Area With Direct Freeway Exposure
- Zoned for Light Industrial Perfect for a Variety of Commercial Uses
- 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

*Buyer to Verify Use With the City of
Los Angeles



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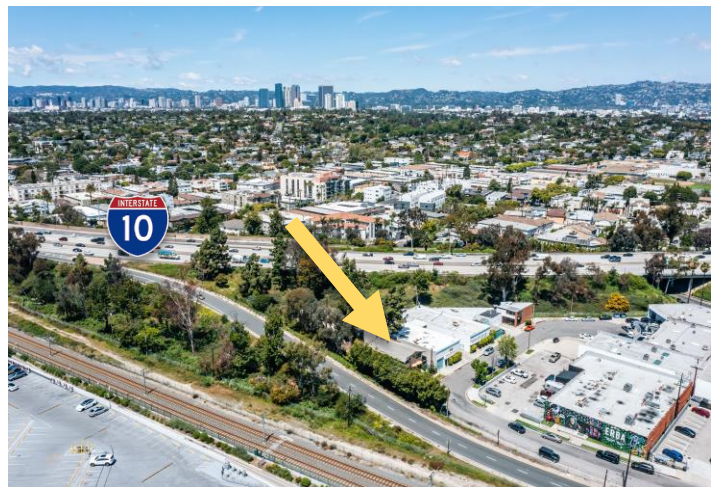
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IDEAL FOR INVESTORS LOOKING TO ADD VALUE THROUGH RENOVATIONS



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1539 SAWTELLE BOULEVARD, SUITE 18 | LOS ANGELES, CA 90025

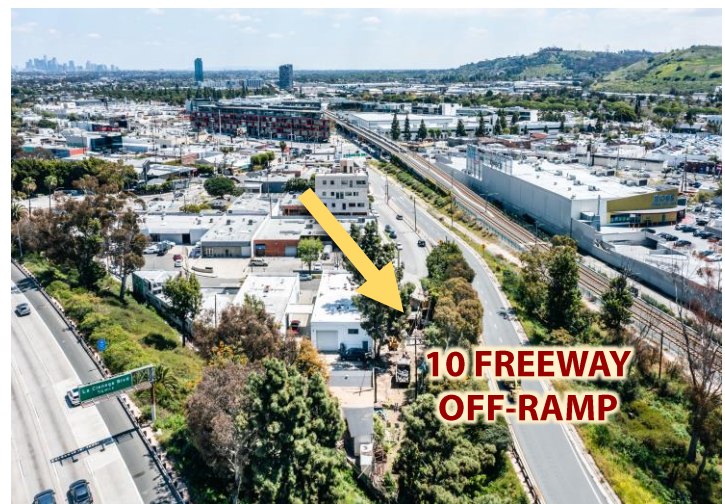
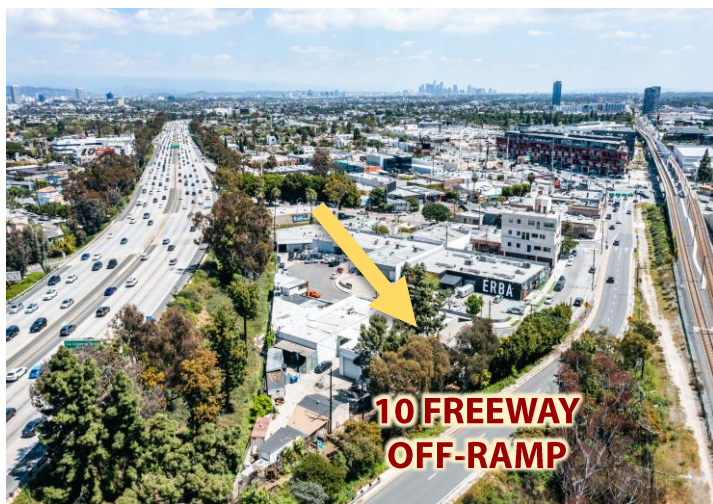
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HIGH TRAFFIC LOCATION WITH DIRECT FREEWAY VISIBILITY



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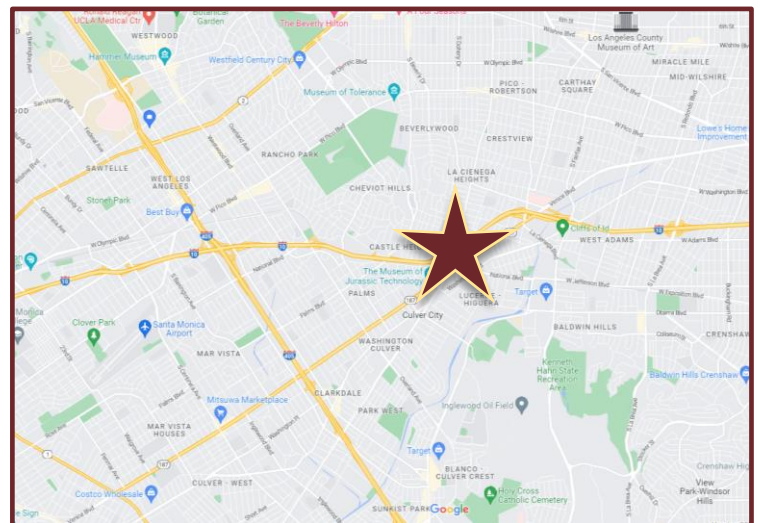


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LOCATION HIGHLIGHTS

- Located in a Growth Area Within Walking Distance to Downtown Culver City, the Metro Station at National + Washington with Light Rail Service to Santa Monica + Downtown LA, and the Platform, Which Features Several 5-Star Restaurants, Including Margo
- Corporate Neighbors Include Nike, HBO (New Headquarters), Apple, Amazon, Sony + NPR Studios
- 10 Minute Drive to Santa Monica + Beverly Hills
- 25 Minute Drive to Downtown LA + LAX



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