

PRICE IMPROVEMENT!

1167 NELROSE AVE

VENICE, CA 90291

FOR SALE

OFFERING MEMORANDUM



DIVISION OF
LEE & ASSOCIATES

KING REALTY

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Executive Summary

Lee & Associates is pleased to present the opportunity to purchase this multi-family triplex at 1167 Nelrose Avenue, consisting of \pm 1,888 square feet of building on \pm 4,401 square feet of land. The property is situated in the heart of Venice, walking distance to iconic Abbot Kinney Boulevard.

Originally built in 1952, the property is rich with history. Mature landscaping and an expansive shared patio create an inviting outdoor oasis. Currently built out as a triplex, with two units consisting of one-bedroom and one-bathroom, and one unit consisting of two-bedrooms and one-bathroom. The property offers tremendous upside potential to owner-occupants, investors and developers alike.

Venice was founded in 1905 by Abbot Kinney as a seaside resort town. His vision was to develop a beachfront community that had the charm of its heralded Italian sister Venice. Venice is a well established city in Los Angeles County, with strong demographics due to an affluent and highly educated populace, while offering a niche community feel.



Property Overview

1167 Nelrose Avenue, Venice, CA 90291

Price | \$1,425,000

APN: 4236-001-007

↕ **LOT SIZE:** ± 4,401 SF

🏠 **NET RENTABLE:** ± 1,888 SF

🏢 **UNIT COUNT:** 3

🛏️ **UNIT MIX:** (2) One-bedroom, One-bath;
(1) Two-bedroom, One-bath

⚡ **UTILITIES:** Electric, Gas & Water Individually Metered

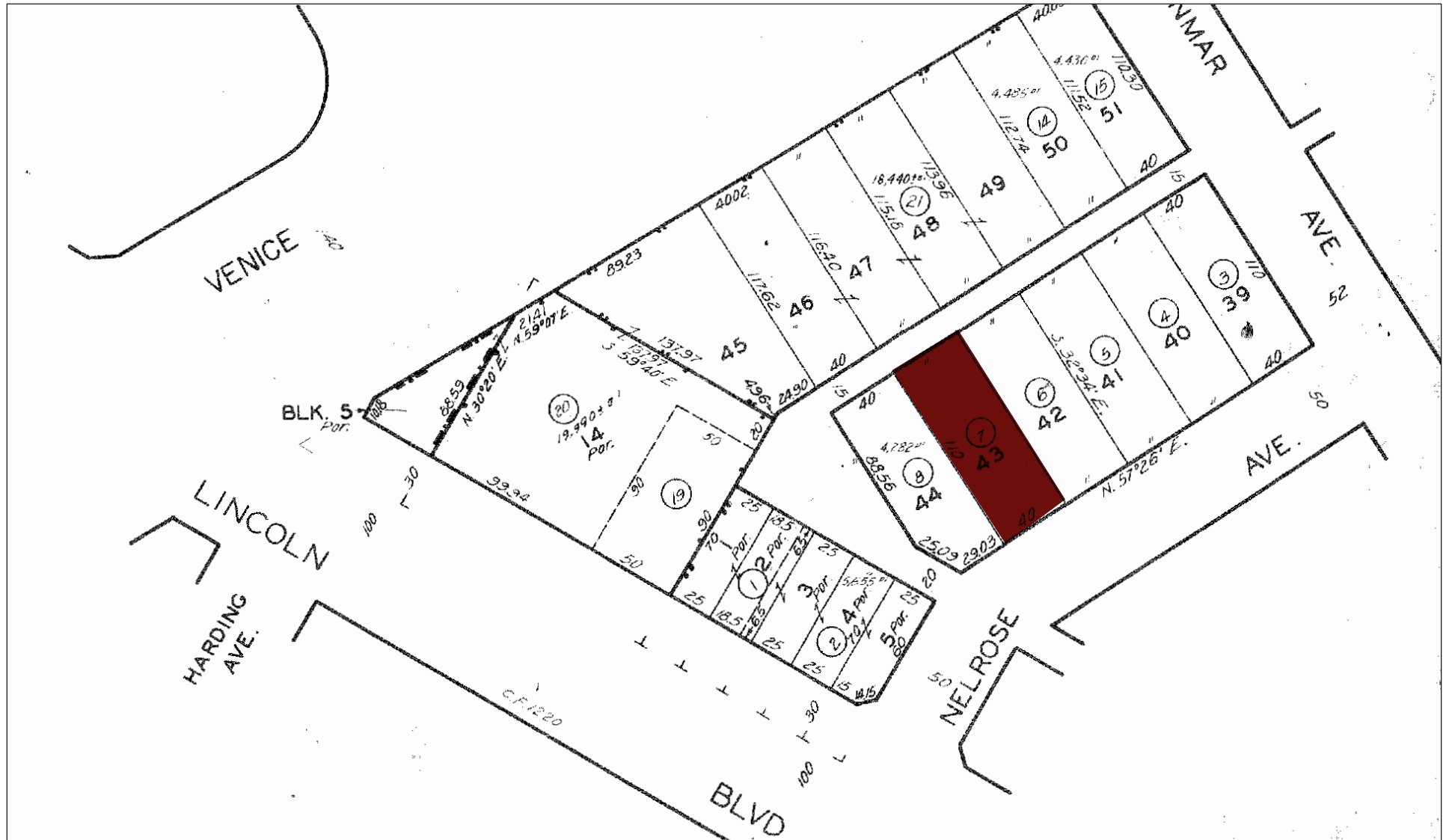
Ⓟ **PARKING:** 4 On-Site

📅 **YEAR BUILT:** 1952

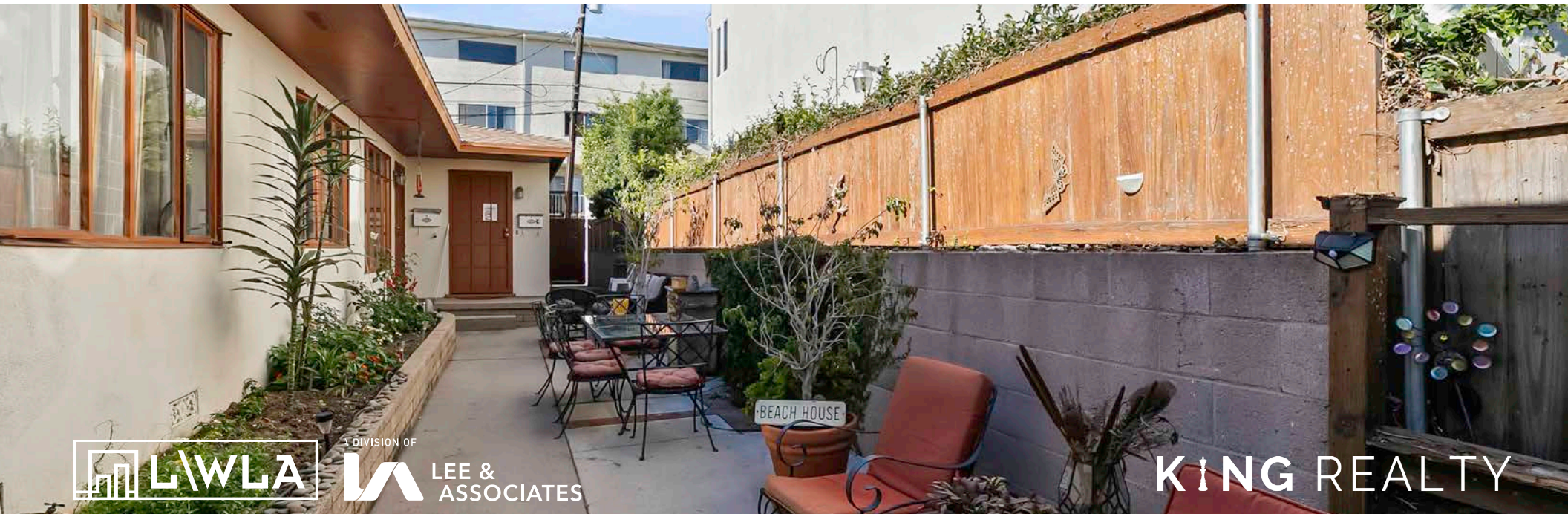
🏠 **ZONING:** RD 1.5-1



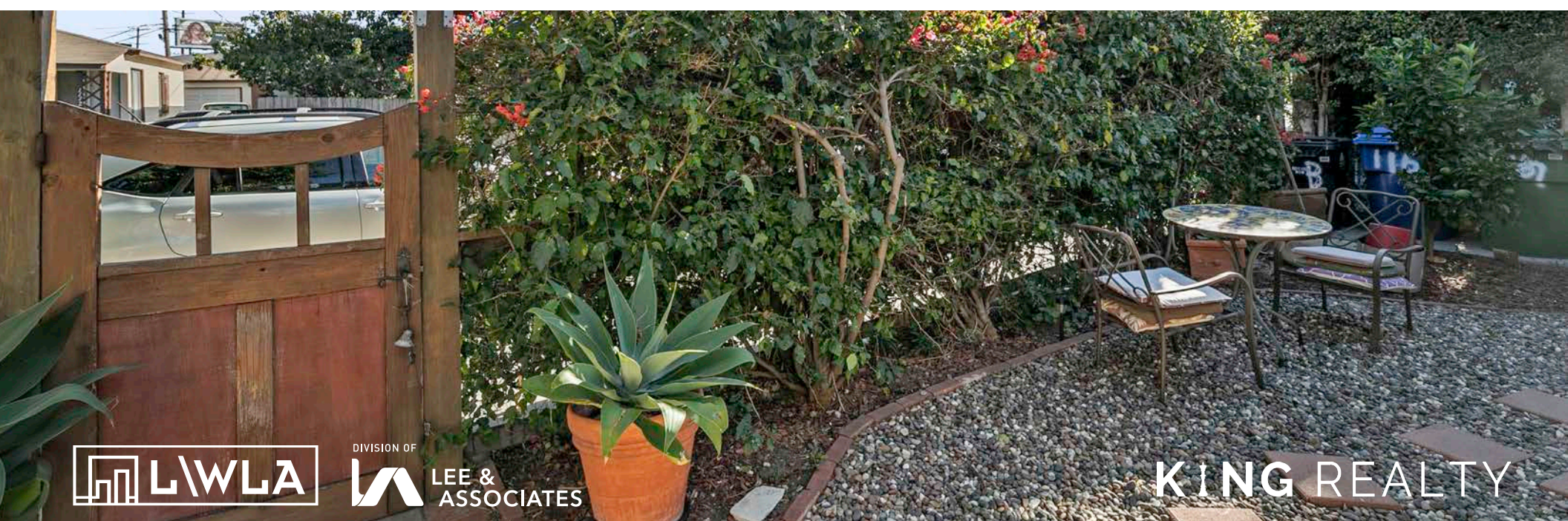
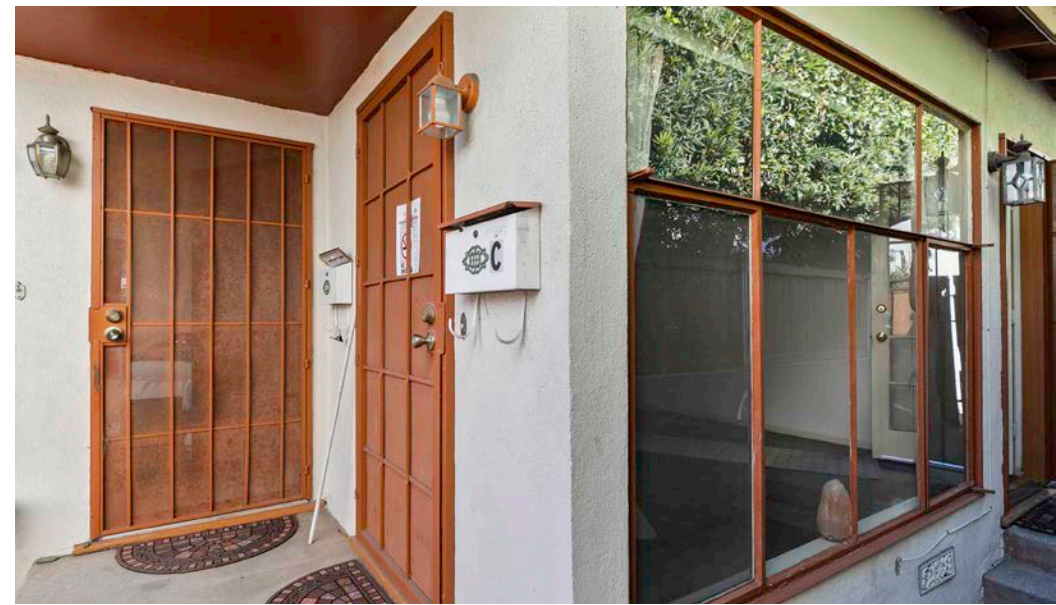
Plat Map



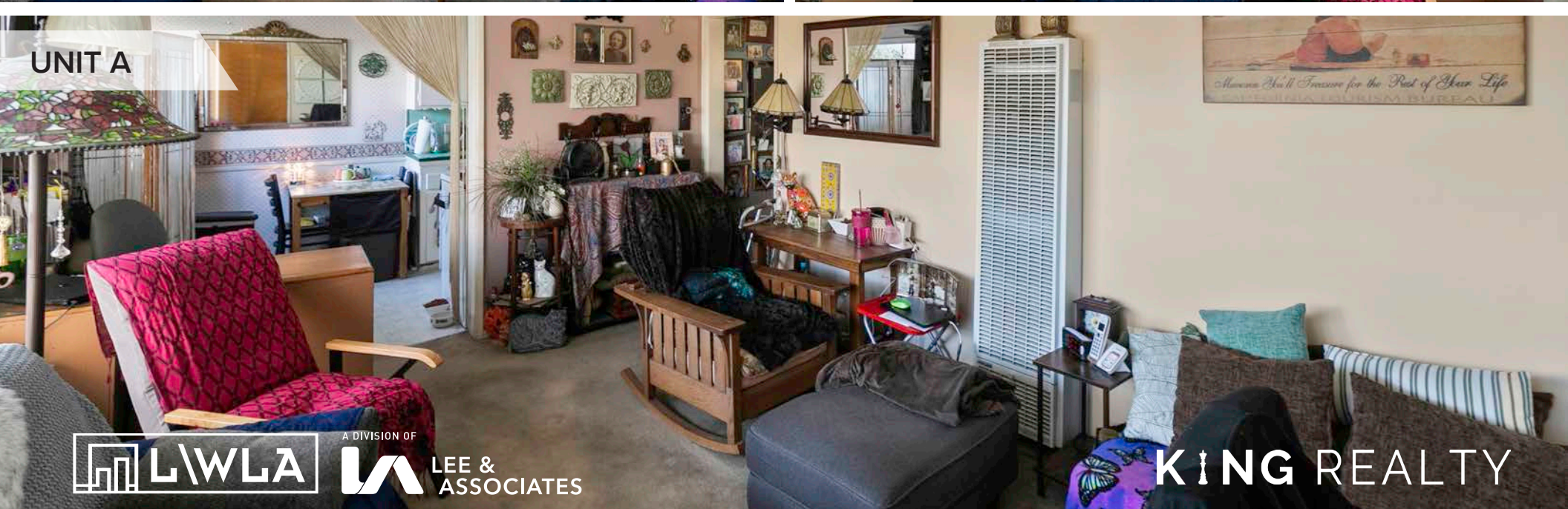
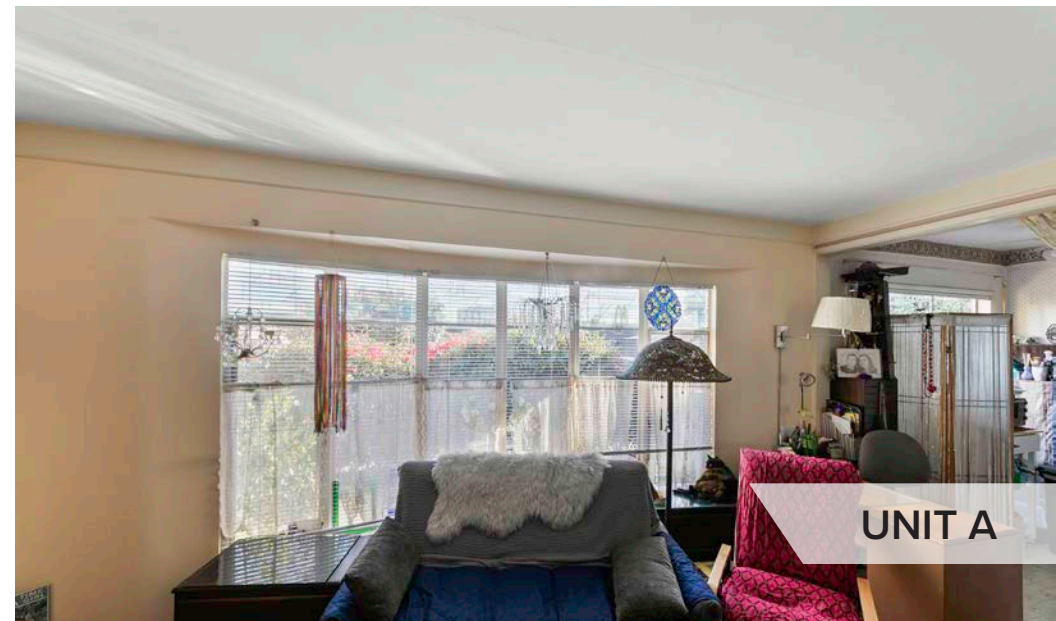
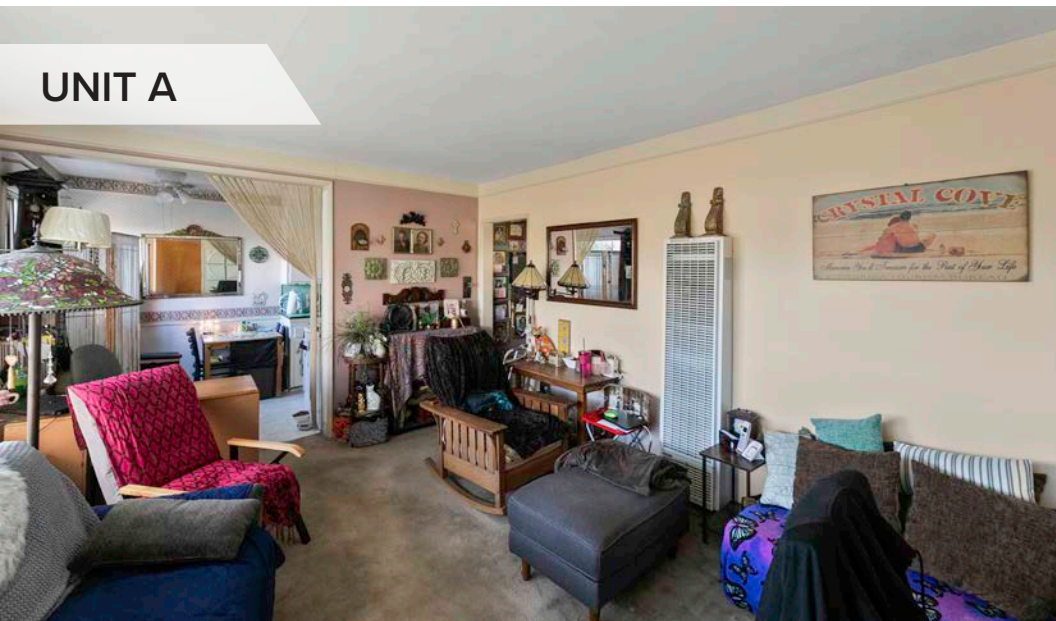
Exterior Photos



Exterior Photos



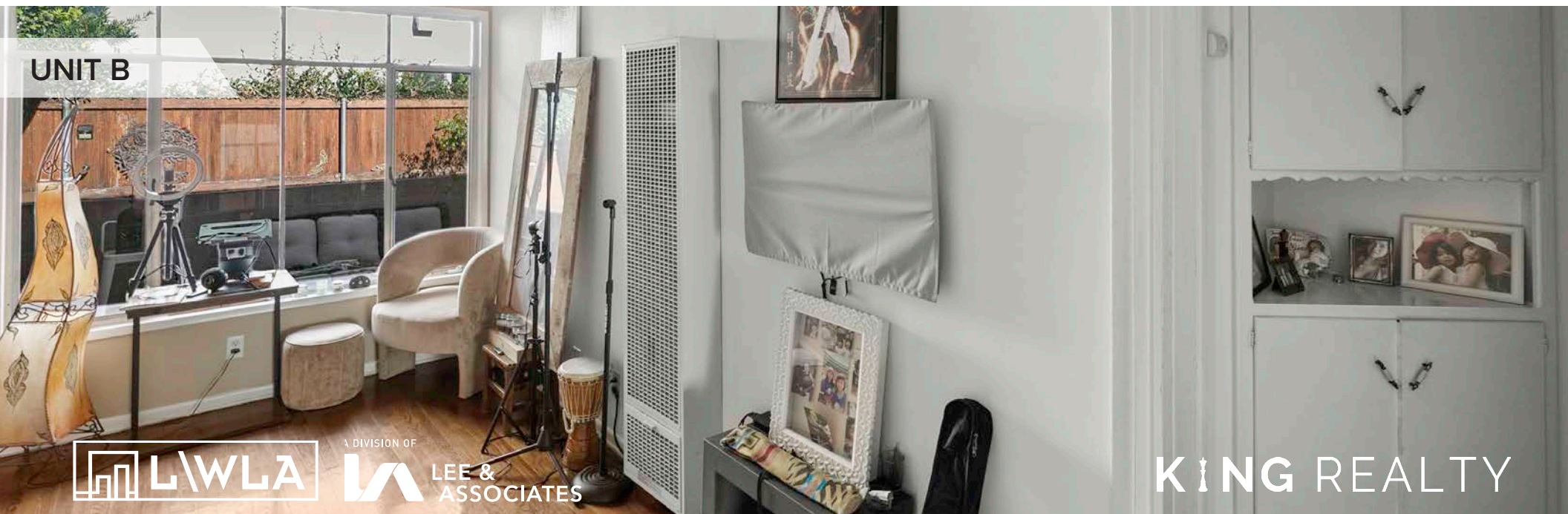
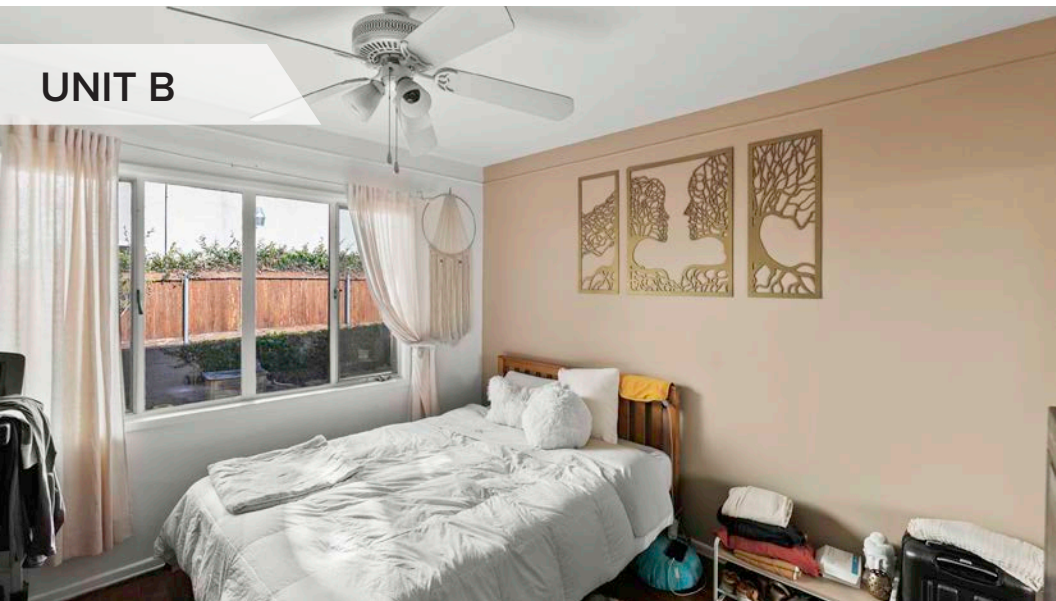
Interior Photos



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Interior Photos



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UNIT C



UNIT C



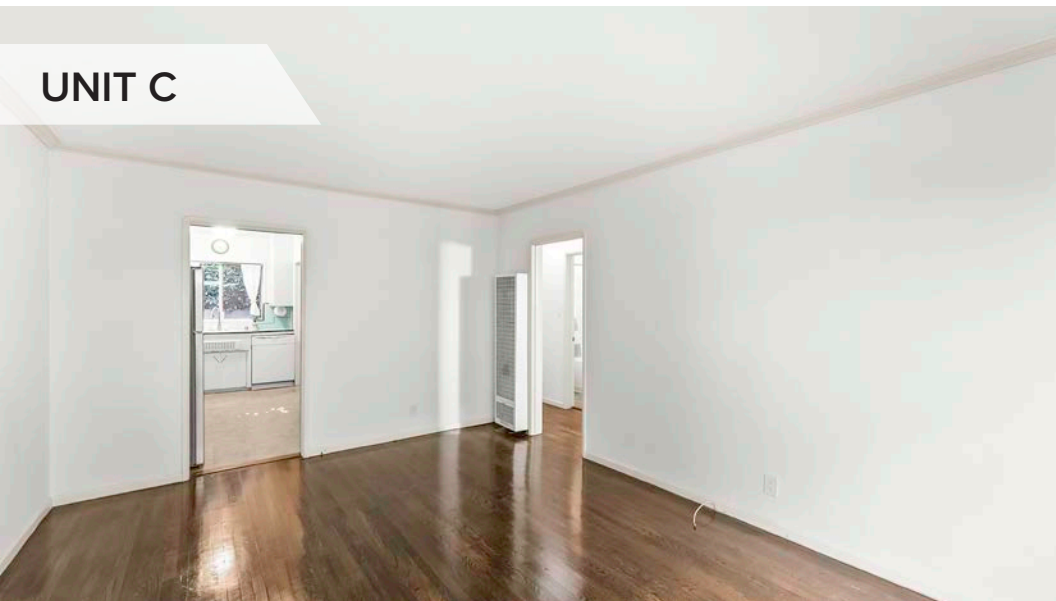
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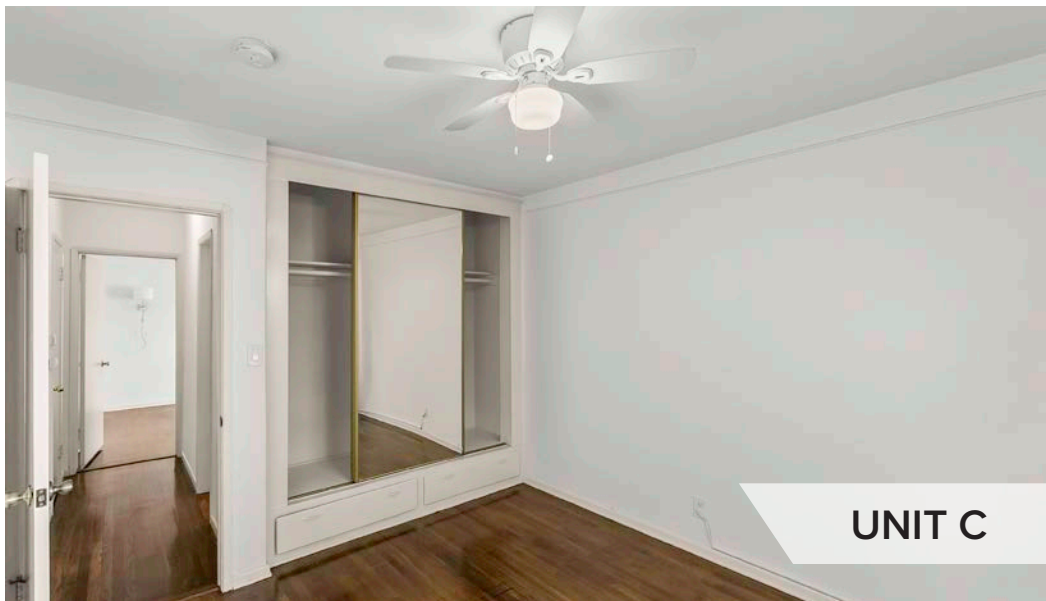
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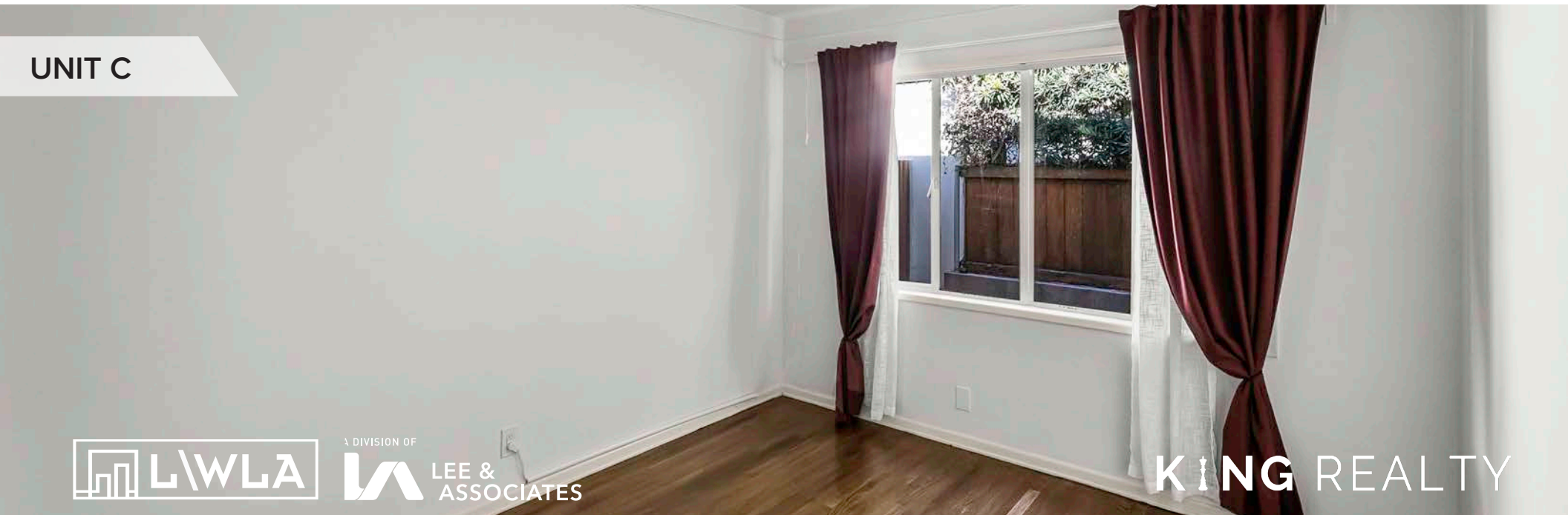
Interior Photos



UNIT C



UNIT C

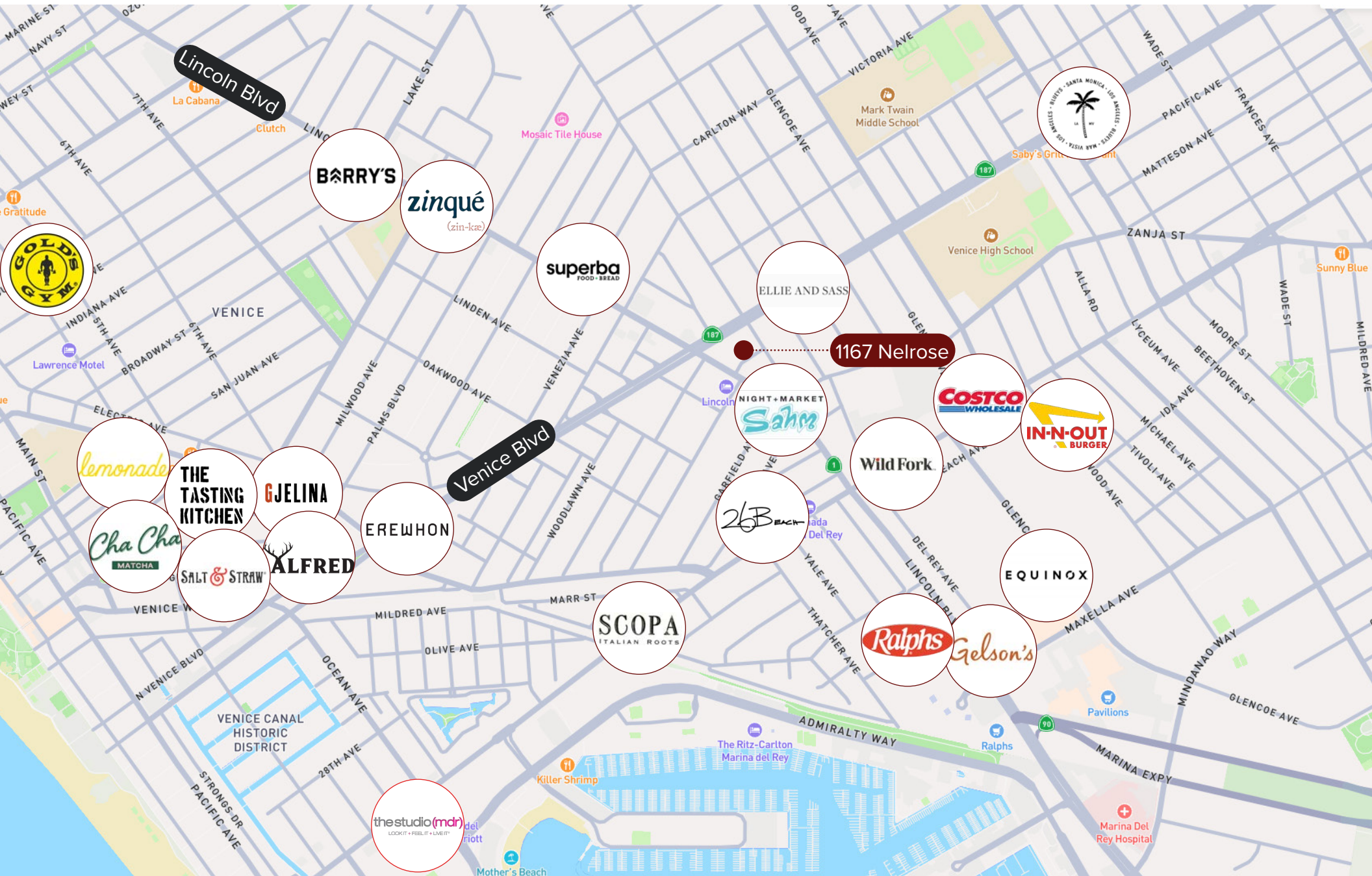


UNIT C

Nearby Amenities



Location Map



Confidentiality Agreement

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lee & Associates and should not be made available to any other person or entity without the written consent of Lee & Associates. The material contained in this Investment Offering is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Lee & Associates or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only parties authorized to represent the Property Owner ("Owner") in connection with the sale of the Property are the Lee & Associates advisors listed herein, and no other person is authorized by the Owner to provide any information or to make any representations other than what is contained in this Investment Offering. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be promptly returned to Lee & Associates. Neither the Lee & Associates advisors nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Lee & Associates with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Lee & Associates advisors and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering, or any other written or oral communication transmitted or made available to the recipient.

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Contact



DIVISION OF



LEE &
ASSOCIATES

KING REALTY

Spencer Horak
Principal

310.899.2728
shorak@leewestla.com
BKR DRE 01921906

Ashley Enger
Associate

805.245.1880
ashley@kingrealtyla.com
AGT DRE 02208387

Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA
310.899.2700 | www.leewestla.com | DRE 01222000

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