

**LAMBERT INVESTMENTS, INC.**

**PROUDLY OFFERS FOR SALE**

**DUPLEX IN VENICE**



**\$1,895,000**

# LAMBERT

INVESTMENTS, INC.

2 Breeze Avenue  
Venice, CA 90291  
www.Lambertinc.com  
BRE# 00860625

## CONTACT

Office: 310.453.9656  
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## Francyne Shapiro-Lambert

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## Carl Lambert

Mobile: 310.663.6030  
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## Robert Browning

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## FOR SALE

## PRIME ABBOT KINNEY DUPLEX

2407 Abbot Kinney Boulevard, Venice, CA 90291

**Purchase Price:** \$1,895,000



**Unit Mix:** 1 Two Bed + Den – One Bath  
1 Two Bedroom – One Bath

**Purchase Price:** \$ 1,895,000  
**Price Per SQFT:** \$ 939.98  
**Thomas Guide:** 671 J6

**Age:** 1965  
**Lot Size:** 3,656  
**Building Size:** 2,016  
**Zoning:** LAR3

**Directions:** North of Washington Blvd & South of Venice Blvd.

**Parking:** One 2 Car Garage plus 2 spaces in front of garage

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## Rent Roll

Unit #1	2 Bedroom + Den – 1 Bath	VACANT
Unit #2	2 Bedroom – 1 Bath	\$1,012.00

## Property Summary

Lambert Investments, Inc. proudly offers For Sale a Duplex in Prime Venice Beach, California location location, location! This sweet duplex is on the world-renowned Abbot Kinney Boulevard; the hippest most sort after address. Property consists of a 2016 square foot building on a 3656 square foot lot and is built in 1965. Well located in the heart of famous Venice Beach, California. Walking distance to the vibrant trendy shops, dining and nightlife. Individually metered for gas and electric. There is a 2 car garage located behind the property with 2 open spaces and room to add additional parking. Property is NOT required to have seismic retrofitting. Situated in a very high demand rental market with scarce inventory.

Close to the neighboring communities of Marina Del Rey, Playa Del Rey, Santa Monica and West Los Angeles. Located in the happening World Renowned Silicon Beach

Great opportunity to purchase an asset that has been in the same family for decades. Now is the time to reposition, add value and have a prime owner user/investment.

**Drive by only, do not disturb the tenants.  
View inside of units with accepted offer only.**

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Front of Property



Back View of Property



Tenant's Front Doors and Unit Access



2 Car Garage with 2 Open Space