



## Development Site R2/R2-A Zoned Lot for Sale Santa Monica, CA



*Immediate Area Aerial facing North*

- ADDRESS:** 802 Ashland Ave, Santa Monica, CA 90405.
- APN #'s:** 4285-027-043 and 4285-027-052.
- LOT SIZE:** Approximately 15,037 Sq Ft.
- LIST PRICE:** \$600,000.00.
- ZONING:** R2/R2-A.
- DESCRIPTION:**
- ◆ Multi Family Development Site.
  - ◆ Potential to purchase C-4 zoned adjacent lots on Lincoln Blvd.
  - ◆ Lender Owned.
  - ◆ Elevated site above Lincoln Blvd with potential ocean views.
- AREA DESCRIPTION:**
- ◆ Prime Santa Monica Location 4 blocks north of Rose Ave.
  - ◆ Close to the 10 FWY.
- AGENT:** Evan Pozarny 310-458-4100 Ext. 221 [epozarny@muselli.net](mailto:epozarny@muselli.net)

1513 6<sup>th</sup> Street, Suite 104 A Santa Monica, CA 90401 (310) 458-4100 FAX (310) 458-4100

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



# 802 Ashland Ave and 2919 Lincoln Blvd Santa Monica, CA



ASSESSOR PARCEL MAP

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