

# \$300,000 PRICE REDUCTION - SUBMIT ALL OFFERS!

For Sale / Owner-User / Retail / Artist Studio / Live Work / Creative Space

2116 PICO BLVD, SANTA MONICA CA 90405



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This offering presents a unique opportunity for an owner-user to purchase prime property in Santa Monica.

This property consists of a wonderful 2,286 SF in two (2) one (1) story buildings. The front building is 960 square feet, and the rear building is approximately 1,236 square feet. It is located near the signalized intersection of 20th Street and Pico Boulevards. Santa Monica College is less than a quarter-mile at 19th and Pico Boulevard. Easy access to all of Santa Monica, Marina Del Rey, Abbot Kinney, Pacific Palisades, West Los Angeles, Culver City, and Venice.

**Price**                    ~~\$2,450,000.00~~    **\$2,150,000.00** *MOTIVATED SELLER - SUBMIT ALL OFFERS!*

**Building**                2,285 square feet comprising a front building is 960 SF and a rear building of 1,325 SF. There is also a small 2nd story space in the rear building. 11' high ceilings  
The buyer is advised to make an independent investigation to verify the square footage and height. Great concrete floors throughout.

There is a large concrete courtyard area that is partially covered, which is Ideal for more parking or outside events.

**Bathrooms**            Built-in 1956 according to public records.

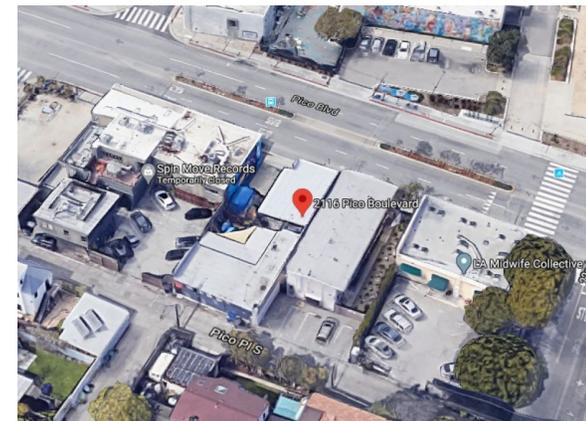
**Parking**                1 in the front building. 1.5 in the rear building

**Zoning**                 4 parking spaces accessed from Pico Boulevard. Additional parking in the courtyard.

**Lot Size**                NC - Neighborhood Commercial.  
The buyer is advised to verify zoning with the City of Santa Monica.

**Income/Tenancy**    4,500 SF - 45 feet frontage and 100 square feet depth to a 20-foot alley.  
**APN#** 4273-004-004.

The property will be delivered vacant at the close of escrow. It is owner-occupied.

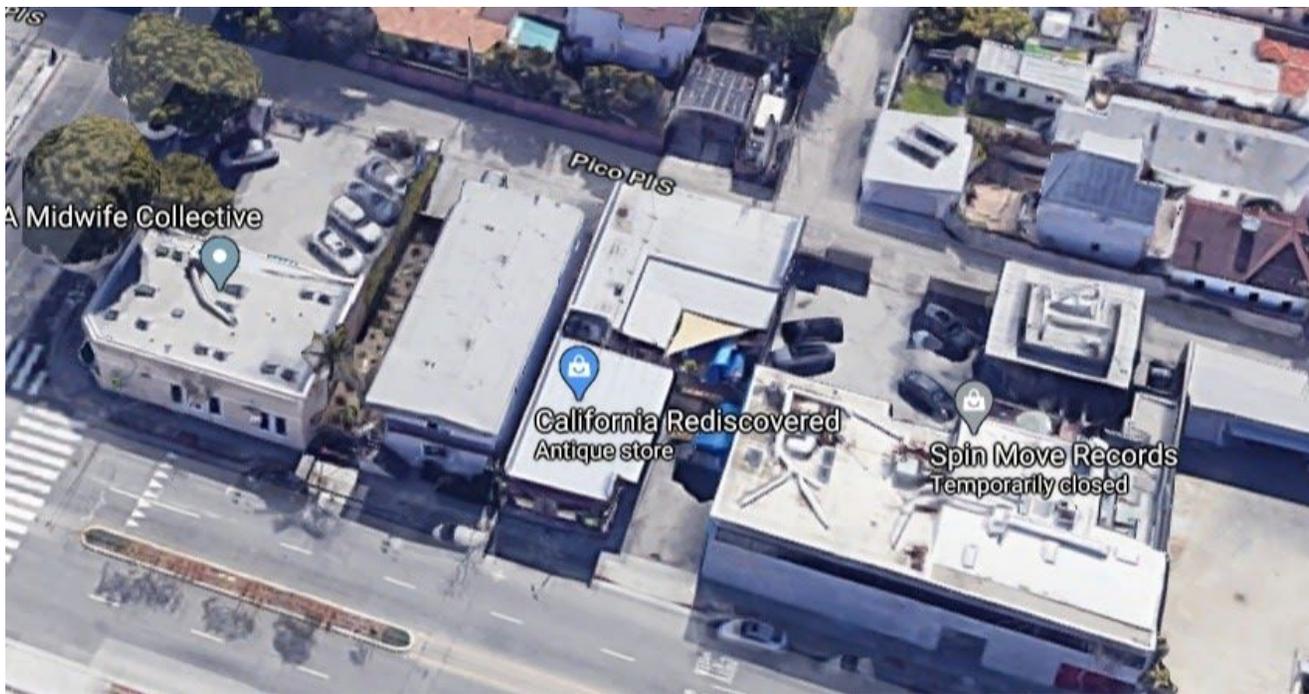




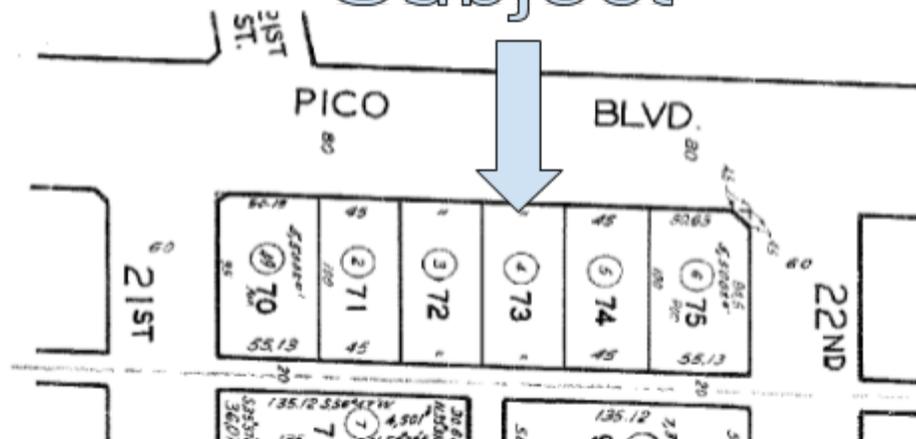


**Above is interior of Rear Building  
Below is Courtyard between front and back buildings**





# Subject



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