

# \$1,250,000 - 12017 Herbert Street, Los Angeles

MLS® #25482679

**\$1,250,000**

3 Bedroom, 2.00 Bathroom, 1,315 sqft

Residential on 0 Acres

N/A, Los Angeles,

First time on the market in over 50 years, this is a perfect opportunity for developers looking to capitalize on an exceptional piece of land. Zoned LAR3, this property offers the flexibility for a variety of development options, from multi-unit residential projects to potential mixed-use developments, making it an ideal choice for builders and investors looking to create something special in one of Los Angeles' most dynamic neighborhoods. With its generous lot size, the property provides ample space to design and build a modern residential development that aligns with the demand for new housing in this thriving part of West Los Angeles. The location couldn't be more convenient situated just minutes from the vibrant Culver City Arts District, downtown Culver City, and Venice, residents will have easy access to top-notch dining, shopping, and entertainment. The property is also close to major tech hubs and studios, including the Culver Studios, Sony Pictures, and the Silicon Beach area, making it an attractive choice for those looking to live close to work and play. Nearby, Ballona Creek Trail offers outdoor enthusiasts a scenic path for walking, running, and biking, while Venice Beach is just a short drive away, providing the iconic California coastal lifestyle with sun, sand, and an array of shops and eateries along the famous boardwalk. For those seeking a well-connected urban location, it's within easy reach of major transportation corridors like the 405 and 10 Freeways, as well as public transit



options. The area is rapidly evolving, with a strong demand for residential and mixed-use developments, making this an exciting investment for the future. Whether you're an experienced developer or a first-time investor, this property offers incredible potential in one of Los Angeles' most sought-after neighborhoods. DRIVE BY ONLY. DO NOT DISTURB TENANT. Property to be delivered vacant. \*\*ALSO CAN BE COMBINED WITH VACANT LOT NEXT DOOR THAT IS FOR SALE AT 12019 HERBERT ST\*\*

Built in 1951

## Essential Information

MLS® #	25482679
Price	\$1,250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,315
Acres	0.11
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Christophe Heldoorn
Listing Office	The Niche

## Community Information

Address	12017 Herbert Street
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

## Amenities

Parking	Driveway
Garages	Driveway
View	None
Pool	None

## Interior

Interior	Carpet
Heating	Forced Air
Cooling	None
Fireplaces	None
Stories	One

## Additional Information

Date Listed	January 14th, 2025
Days on Market	2
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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