

# \$1,750,000 - 12715 12717 Venice Boulevard, Los Angeles

MLS® #25520903

**\$1,750,000**

1 Bedroom, 3.00 Bathroom, 3,748 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

CAN BE PURCHASED INDIVIDUALLY OR WITH 12665 VENICE AND 3637 MENTONE AS A PORTFOLIO. We are pleased to present the exclusive opportunity to acquire a well-located, professionally managed multifamily property on LA's Westside. Situated in the perennially hip and highly popular Mar Vista neighborhood, 12715 & 12717 Venice Boulevard contains two separate parcels with two structures, a triplex and a 6-unit building, built in 1954 and 1956, respectively. The apartments consist of four 1-bed/1-bath units, two studios, and three bachelors. Units boast spacious layouts with new flooring in many instances. There is off-street parking, low maintenance landscaping, and separate meters for gas and electricity. At an incredibly low cost per unit basis, 12715 & 12717 Venice truly offers the astute investor an excellent turnkey property with a tremendous foundation for income and cap rate growth as well as long-term asset appreciation.

Built in 1954

## Essential Information

MLS® #	25520903
Price	\$1,750,000
Bedrooms	1
Bathrooms	3.00
Square Footage	3,748



Acres	0.14
Year Built	1954
Type	Residential Income
Status	Closed
Listing Agent	Robert Renshaw
Listing Office	REMAX COMMERCIAL & INVESTMENT REALTY

## Community Information

Address	12715 12717 Venice Boulevard
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

## Amenities

Parking Spaces	6
Parking	Garage, Door-Multi, Uncovered
Garages	Garage, Door-Multi, Uncovered

## Interior

Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
# of Stories	2
Stories	Multi/Split

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	12
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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