

# \$3,450,000 - 859 22nd Street, Santa Monica

MLS® #25545497

**\$3,450,000**

2 Bedroom, 2.00 Bathroom, 1,375 sqft

Residential on 0 Acres

N/A, Santa Monica,

Calling all developers, investors, and visionary homeowners. This is your chance to create something extraordinary. Situated on a stunning ~8,000 SF corner lot just south of Montana, this property is set in one of Santa Monica's most desirable neighborhoods and within coveted Franklin Elementary school district. Plan approval is imminent for a beautifully designed 4,407 SF - 5 bed, 6 bath custom home plus a 440 SF ADU. Enjoy tree-lined streets, world-class surroundings, and the rare opportunity to bring your dream home or high-end development project to life in one of L.A.'s most sought-after neighborhoods.



Built in 1925

## Essential Information

MLS® #	25545497
Price	\$3,450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,375
Acres	0.18
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed

Listing Agent      Steven Rothstein  
Listing Office      Douglas Elliman

## Community Information

Address      859 22nd Street  
Area      C14 - Santa Monica  
Subdivision      N/A  
City      Santa Monica  
County      Los Angeles  
Zip Code      90403

## Amenities

Parking Spaces      2  
Parking      None  
Garages      None  
View      None  
Pool      None

## Interior

Interior      Carpet, Tile, Wood  
Heating      Central  
Fireplace      Yes  
Fireplaces      Den  
# of Stories      1  
Stories      Multi/Split

## Additional Information

Date Listed      May 29th, 2025  
Days on Market      54  
Zoning      SMR1\*  
Short Sale      N  
RE / Bank Owned      N

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