

# \$1,375,000 - 421 Grand Boulevard, Venice

MLS® #25546183

**\$1,375,000**

5 Bedroom, 5.00 Bathroom, 2,590 sqft

Residential on 0 Acres

N/A, Venice,

Currently configured as (2) 2 bed/2 bath Two-Story Cottages plus separate Two-Story ADU, unpermitted, each Cottage is ~ 1095 sqft, ADU is ~ 400 sqft, 30' x 90' Lot. Potential to meet the code requirements to complete the project with alterations or convert back to (2) 1b/1b Cottages with attic spaces plus garage or bonus structure, with buyer's investigation/permit approval from the City, buyer to conduct due diligence. 1 Cottage is occupied with tenants. Adjacent 2,700 sqft lot may be available as well to keep as Cottage units, or to possibly build a compound, inquire within. Incredible location - Just 2.5 Blocks From The Beach! and 1.5 Blocks From Abbott Kinney! The Bohemian-chic Abbot Kinney neighborhood offers world-class dining, shopping, entertainment, and a vibrant art & music scene, against a postcard backdrop of lush palm trees, sandy beaches, sailboats, and sunsets. As-built construction was not permit approved. Buildable square footage to be determined by buyer's investigation/permit approval. Comparable sized lots in the neighborhood & same Zone; 404 Linnie Canal: 2,849 sqft Lot, "has been issued LA City Coastal Commission permits for a 3,551 square foot home, plus garage and 732 square foot roof deck with a permitted pool/spa". 421 Carroll Canal: 2,400 sqft Lot, "Building Permits are ready to go for a 3,473 SF state-of-the-art, tri-level single family home".



Built in 1923

## Essential Information

MLS® #	25546183
Price	\$1,375,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Square Footage	2,590
Acres	0.06
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Corey Trevor
Listing Office	eXp Realty of California Inc

## Community Information

Address	421 Grand Boulevard
Area	C11 - Venice
Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

## Amenities

Parking	None
Garages	None
View	None
Pool	None

## Interior

Interior	Wood
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Electric
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	2

Stories Two

## Additional Information

Date Listed May 31st, 2025

Days on Market 43

Zoning LARD1.5

Short Sale N

RE / Bank Owned N

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