

\$2,800,000 - 1239 Palms Boulevard, Venice

MLS® #25594719

\$2,800,000

3 Bedroom, 1.00 Bathroom, 1,142 sqft
Residential on 0 Acres

N/A, Venice,

An extraordinary opportunity awaits in one of Venice's most sought-after enclaves, where quiet, tree-lined streets and architecturally significant residences define the landscape. Encompassing nearly 11,000 square feet, this expansive lot offers an increasingly rare chance to craft a private estate or reimagine the existing compound in a premier Westside location surrounded by newly built multi-million-dollar homes. The property currently hosts three distinct structures, each with its own character and potential. At the front, a charming 1940s residence offers three bedrooms, one bath, and lushly landscaped outdoor space including a classic kidney-shaped pool offering immediate livability with timeless appeal. A detached two-car garage, now repurposed as an art studio, could easily be returned to its original use or transformed to suit modern needs. Anchoring the rear of the property is an impressive architectural structure by renowned AIA architect Steven Ehrlich. Designed as a working art studio and gallery, this voluminous space is defined by soaring ceilings, abundant skylights, and a striking sense of openness. It also includes a private guest studio with kitchenette and bathroom, a generous patio for outdoor entertaining, and extensive integrated storage that adds to the property's versatility. The lot itself measures approximately 174 feet by 63 feet and is zoned LAR1. With alley access and no existing plans or entitlements in place, the possibilities for



redevelopment are as compelling as they are flexible. This is a rare opportunity to secure a large-scale lot in one of the Westside's most dynamic and design-forward neighborhoods.

Built in 1947

Essential Information

MLS® #	25594719
Price	\$2,800,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,142
Acres	0.25
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	David Lukan
Listing Office	Compass

Community Information

Address	1239 Palms Boulevard
Area	C11 - Venice
Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

Amenities

Parking Spaces	2
Parking	Driveway
Garages	Driveway
View	None
Has Pool	Yes
Pool	In Ground

Interior

Interior	Wood
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	September 18th, 2025
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 30th, 2025 at 2:40am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.