

\$2,800,000 - 1233 Palms Boulevard, Venice

MLS® #25595143

\$2,800,000

2 Bedroom, 3.00 Bathroom, 1,505 sqft

Residential on 0 Acres

N/A, Venice,

1233 Palms is a one of a kind magical artist compound and an extraordinary investment opportunity in one of Venice's most sought-after neighborhoods. This nearly 11,000-square-foot lot offers a rare chance to create a signature private estate or explore multi-phase redevelopment in a high-demand Westside market surrounded by newly built multi-million-dollar homes. The property currently consists of three structures. The main residence includes 2 bedrooms, 2.5 bathrooms, a den, and a rooftop observation deck, complemented by Japanese-inspired gardens. The second structure, designed by award-winning AIA architect Steven Ehrlich, provides a dramatic art studio/gallery space with soaring ceilings and abundant natural light. The third structure, also a studio, offers additional flexible square footage. The lot measures approximately 174 feet by 63 feet and is zoned LAR1, with alley access and no existing plans or entitlements, an ideal blank canvas for investors, developers, or end-users seeking to maximize value in a premier location. Large-scale lots of this size and zoning are increasingly scarce in Venice, making this a compelling opportunity to secure a generational asset with significant upside potential.



Built in 1921

Essential Information

MLS® #	25595143
Price	\$2,800,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,505
Acres	0.25
Year Built	1921
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	David Lukan
Listing Office	Compass

Community Information

Address	1233 Palms Boulevard
Area	C11 - Venice
Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

Amenities

Parking Spaces	2
Parking	Carport, Driveway
Garages	Carport, Driveway
View	None
Pool	None

Interior

Interior Features	Loft
Appliances	Dishwasher, Disposal, Dryer, Refrigerator, Washer
Heating	Central
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

Additional Information

Date Listed	September 29th, 2025
Days on Market	18
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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