

# \$1,549,000 - 713 Flower Avenue, Venice

MLS® #BB24221324

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**\$1,549,000**

2 Bedroom, 2.00 Bathroom, 1,680 sqft

Residential on 0 Acres

N/A, Venice,

## ATTENTION BUILDERS & DEVELOPERS!

Welcome to 713 Flower Avenue, nestled in the vibrant community of Venice, California. This charming property boasts 2 bedrooms, 2 bathrooms, and a spacious 1,680 square feet of living space, all situated on a generous 5,798 square foot lot.

This is your chance to seize a remarkable opportunity. With zoning for Restricted Density Multiple Dwelling, the potential for development is limitless. The lot is zoned for LARD1.5 which means it is subdivisible, and it is zoned for Restricted Density Multiple Dwelling (see SEC. 12.09.1. "LARD" • RESTRICTED DENSITY MULTIPLE DWELLING ZONE).

Seize this exceedingly rare and remarkable opportunity to make this property your next amazing project! Located in this coveted coastal community close to vibrant Rose Avenue, mere blocks from the ocean, and proximity to renowned restaurants, eclectic shops, and lively nightlife, this property offers enormous potential for development, adding to the artistic spirit and vivid culture of Venice. Don't miss out on this exceptional property in the heart of Venice Beach. Contact us today to schedule a viewing and explore the endless possibilities that await. Live the California dream at 713 Flower Avenue.



Built in 1946

## Essential Information

MLS® #	BB24221324
Price	\$1,549,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,680
Acres	0.13
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Bryan Ochse
Listing Office	Media West Realty, Inc.

### Community Information

Address	713 Flower Avenue
Area	C11 - Venice
Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

### Amenities

View	None
Pool	None

### Exterior

Lot Description	Back Yard, Front Yard
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### Interior

Cooling	None
Fireplace	Yes
Fireplaces	Decorative
# of Stories	1
Stories	One

### School Information

District	Los Angeles Unified
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### Additional Information

Date Listed	October 25th, 2024
Days on Market	129
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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