

\$2,199,000 - 613 36th, Manhattan Beach

MLS® #SB26003284

\$2,199,000

3 Bedroom, 2.00 Bathroom, 1,176 sqft
Residential on 0 Acres

N/A, Manhattan Beach,

Located in the highly desirable Tree Section of Manhattan Beach, this single-level home sits on an expansive 5,406 sq ft lot, offering exceptional potential and outdoor space. The existing residence features 3 bedrooms, 2 bathrooms, and approximately 1,176 sq ft of living space, making it ideal for an end user, investor, or homebuilder.

Exceptional development opportunity in the coveted Tree Section of Manhattan Beach.

This rare 5,406 sq ft buildable lot (approximately 135' x 40') offers outstanding potential for a custom new construction or major expansion. The flat parcel provides a generous building envelope and a large, private backyard—an increasingly rare find in this premier coastal neighborhood.

Situated within the award-winning Grandview School District, this home offers a premier location for coastal living. Enjoy close proximity to the beach, shopping, dining, top-rated schools, and convenient freeway access. A unique opportunity to own, build, or reimagine a property in one of Manhattan Beach's most sought-after areas.

Built in 1948

Essential Information

MLS® # SB26003284

Price \$2,199,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	0.12
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lee Knickerbocker
Listing Office	Estate Properties

Community Information

Address	613 36th
Area	143 - Manhattan Bch Tree
Subdivision	N/A
City	Manhattan Beach
County	Los Angeles
Zip Code	90266

Amenities

Parking Spaces	5
Parking	Garage, Concrete, Door-Single
# of Garages	2
Garages	Garage, Concrete, Door-Single
View	None
Pool	None

Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Street Level, Flag Lot, Landscaped, Lawn, Level, Rectangular Lot
Construction	Stucco

Interior

Interior	Carpet, Wood
Interior Features	All Bedrooms Down, Tile Counters
Appliances	Gas Range
Cooling	None

Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Manhattan Unified
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Additional Information

Date Listed	November 29th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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