

FOR SALE

Owner-User / Retail / Artist Studio / Live Work / Creative Space
2116 PICO BLVD, SANTA MONICA CA 90405



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This offering presents a unique opportunity for an owner-user to purchase prime property in Santa Monica.

This property consists of a wonderful 2,286 SF in two (2) one (1) story buildings. The front building is 960 square feet, and the rear building is approximately 1,236 square feet. It is located near the signalized intersection of 20th Street and Pico Boulevards. Santa Monica College is less than a quarter-mile at 19th and Pico Boulevard. Easy access to all of Santa Monica, Marina Del Rey, Abbot Kinney, Pacific Palisades, West Los Angeles, Culver City, and Venice.

Price \$2,450,000.00

Building 2,285 square feet comprising a front building is 960 SF and a rear building of 1,325 SF. There is also a small 2nd story space in the rear building. 11' high ceilings
The buyer is advised to make an independent investigation to verify the square footage and height. Great concrete floors throughout.

There is a large concrete courtyard area that is partially covered, which is Ideal for more parking or outside events.

Bathrooms Built-in 1956 according to public records.

Parking 1 in the front building. 1.5 in the rear building

Zoning 4 parking spaces accessed from Pico Boulevard. Additional parking in the courtyard.

Lot Size NC - Neighborhood Commercial.
The buyer is advised to verify zoning with the City of Santa Monica.

Income/Tenancy 4,500 SF - 45 feet frontage and 100 square feet depth to a 20-foot alley.
APN# 4273-004-004.

The property will be delivered vacant at the close of escrow. It is owner-occupied.

Photos [Click here for a photo album.](#)

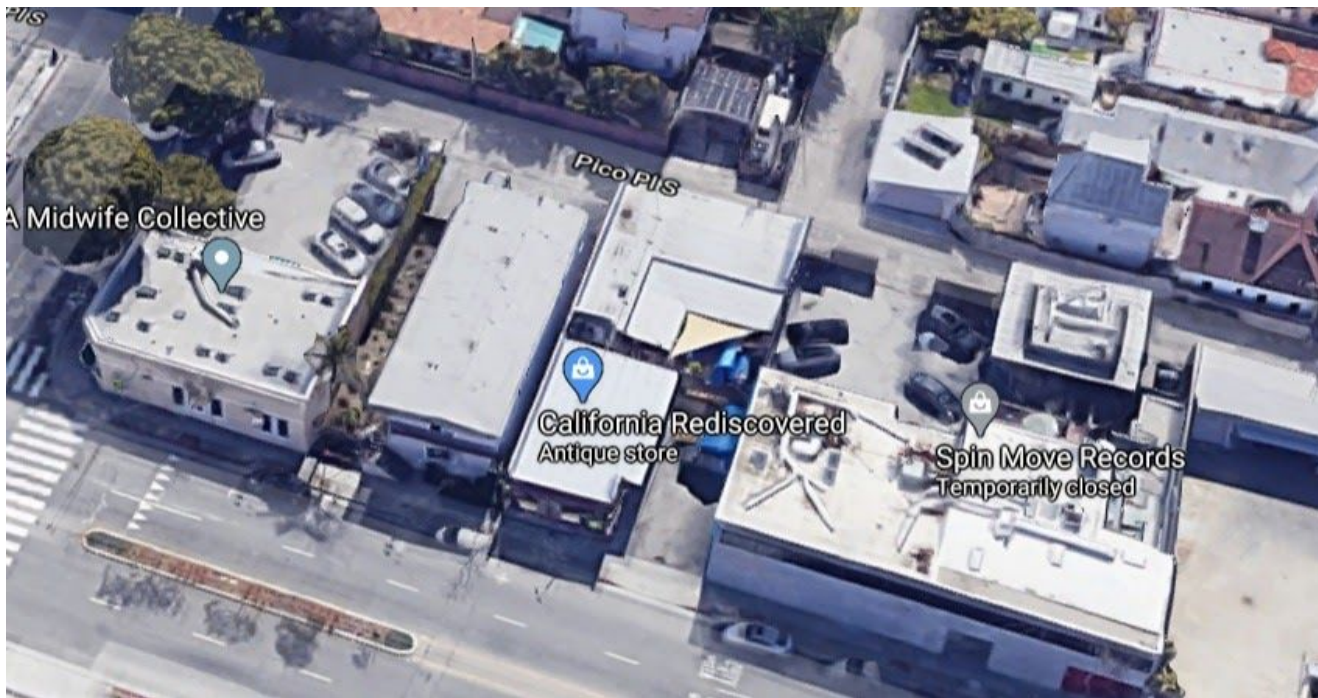




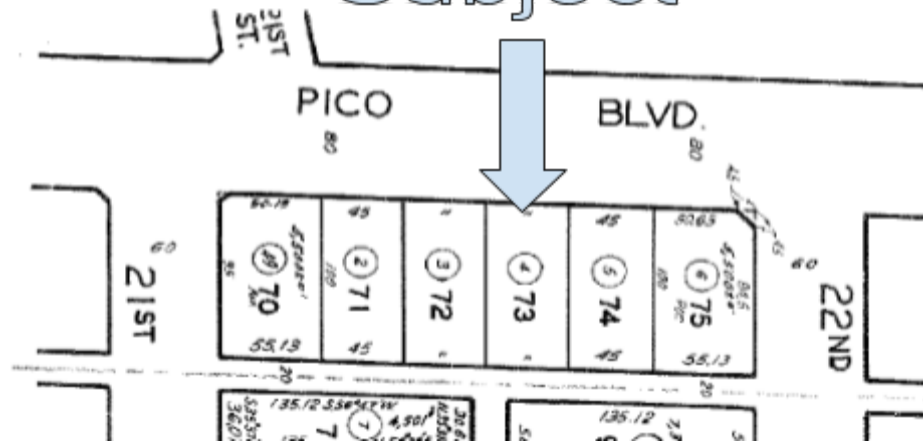


**Above is interior of Rear Building
Below is Courtyard between front and back buildings**





Subject



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All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.