

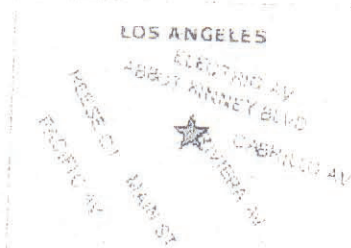
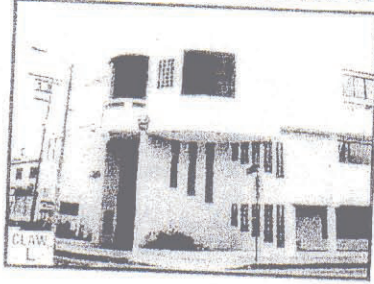


**ALLEN SARLO & REN SMITH**  
 310-567-5704 (Cell) / 310-448-5952 (Office)  
 Allen@AllenSarlo.com / Ren@RenSmith.com  
 Search listings at www.SarloSmith.com

**STATUS:** Active

**ADDRESS:** 248 WESTMINSTER AVE, VENICE 90291

**LP:**



[View Larger Map](#)

**Active OPEN HOUSE DATE:** 5-Oct-2004 **TIME:** 11:00 AM to 2:00 PM

**RESIDENTIAL INCOME**  
**APN:** 4238-009-023  
**NUM UNITS:** 2  
**APX SF:** 9,070/AS  
**YB:** 1990  
**RC:**  
**CONST:**  
**NUM STO:** 3  
**ZONE:** LAC2  
**ASSED IMP VAL:**

**DOM:** 14  
**ADP:**  
**APX LSZ:** 5,500/AS  
**APX LDM:**  
**GI:** \$0  
**GOI:** 0  
**AOE:**  
**ATE:** \$0  
**NOI:** \$0  
**ASSED TOT VAL:**

**AREA:** (11) Venice **MLS#:** 04-095946 **LD:** 09/20/2004  
**STYLE:** Architectural **MAP:** 671/H6 **SP:**  
**POOL:** No **CVD PKG:** 10 **SD:**  
**GRM:** 0.00 **TRASH:** **NUM PKG:** 20  
**CAP:** **SCHED/ACT:** Actual **WATER:**  
**INS:** **TAXES:** **VAC:** 100%  
**ELEC:** **GRDN:** **MGMNT:**  
**GAS:** **MAINT:** **POOL EXP:**  
**MGR:** **ELEV:**  
**ASSED LND VAL:** **LT:** ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	1	3	2.50	No	\$0
Unit 2	1	6	3.00	No	\$0
Unit 3	1	4	2.00	No	\$0

**DIRECTIONS:** W/ABBOT KINNEY S/BROADWAY  
**REMARKS:** VENICE'S FINEST LUXURY LIVE/WORK COMPLEX. LOCATED IN THE ABBOT KINNEY ARTISTIC COMMUNITY. 3 FLOOR WONDERFUL LIVING SPACE W/HUGE BALCONIES AND ROOF DECK. 2ND FLOOR LARGE STUDIO & OFFICE SPACE, 1ST LARGE OFFICE EQUIPPED W/KITCHEN & 2 BATHS. TOTAL BUILDING SQ FT APPROX. 9070. 10 COVERED PARKING SPACES PLUS MORE ON SITE. CO-LISTED W/REMAX STEPHAN KLIEN.

**AIR:** Other  
**ROOF:** Composition,Other  
**WATERFRONT:** None  
**SEWER:** In Street  
**EQUIP:** Dishwasher,Elevator,Garbage Disposal,Range/Oven,Cable  
**OWNER PAYS:**  
**SPA:**

**HEAT:** Other  
**FIN:**  
**DISC:** Owner Has R.E. License,Owner Is Listing Agent  
**TYPE:** RES INC  
**TENANT PAYS:**  
**OCC/SHOW:** Appointment w/List. Office

**LP:** \$3,950,000  
**LD:** 09/20/2004

**DOM:** 14  
**CD:**

**SP:**  
**SD:**

**SSP:**  
**WD:**

**OLP:** \$4,250,000

**LA1:** Allen Sarlo  
**LA2:** Stephan Klein  
**LA1 EMAIL:** allen@allensarlo.com  
**LO1:** Coldwell Banker-  
**LO2:** RE/MAX Beach Cities - Venice  
**CSO:** 2.5%

**LA1#:** 310-448-5940  
**LA2#:**

**LA1 CELL:** 310-714-5499  
**LA2 CELL:** 310-748-2812  
**LA2 EMAIL:** skrealty@msn.com  
**LO1#:** 310-301-3500 x 240  
**LO2#:** 310-577-5300

**LA1 OTHER:**  
**LA2 OTHER:**

**LT:** ER

**LBA:** No

**BAC:** Yes

**LS:** No

**EO:** Yes

**PROBATE:** No

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright ©