



10724 Barman Ave.

\$1,575,000

Culver City, CA 90230

Religious / Assembly Facility

3,140 SF Building | 5,080 SF Lot | Side Alley Access
Zoning: CCR1 with Variance Permitting Religious Use



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This beautifully maintained Religious Use property features a vintage façade in approximately 3,140 square feet of improvements on a 5,080 square foot lot. The welcoming entry lobby showcases elegant leaded-glass oak doors that open into a light-filled sanctuary with an impressive arched ceiling and views of a stunning enclosed patio highlighted by stained-glass windows.

The versatile interior includes a sanctuary with a platform stage and dedicated sound/media room, a spacious gathering hall accommodating approximately 80 people with built-in cabinetry and wrap-around buffet counters for serving, fully equipped kitchen, multiple private offices, two restrooms, and abundant storage throughout. Conveniently located in the heart of Culver City near Veterans Memorial Park, the property doesn't include parking but benefits from ample nearby street parking near major transportation corridors and offers exceptional potential for continued religious use or other educational and community-oriented uses, subject to applicable approvals.





A rare opportunity to acquire a charming single-story church property in the heart of Culver City, offering immediate religious use or assembly related use potential. Features include:

- Main sanctuary with a raised stage and seating for approximately 80 attendees
- Community gathering hall with capacity for approximately 80 people
- Fully equipped kitchen
- Dedicated sound and media room
- Multiple private offices
- Two restrooms
- Ample storage throughout the building
- Convenient side alley access





Property
Highlights

Price	\$1,575,000
Building Size (SF)	3140 *
Price/SF	\$501
APN	4210-019-019
Zoning	CCR1, variance Religious Use
Lot Size (SF)	5,080
Year Built	1932, 1961, 1980
Parking	None
Historic Status	Not Designated
Site Feature	Side Alley Access

*Per LA County Assessor's records



CCR1 Zoning & Potential Uses

Zoning

CCR1 with Variance Permitting Religious Use

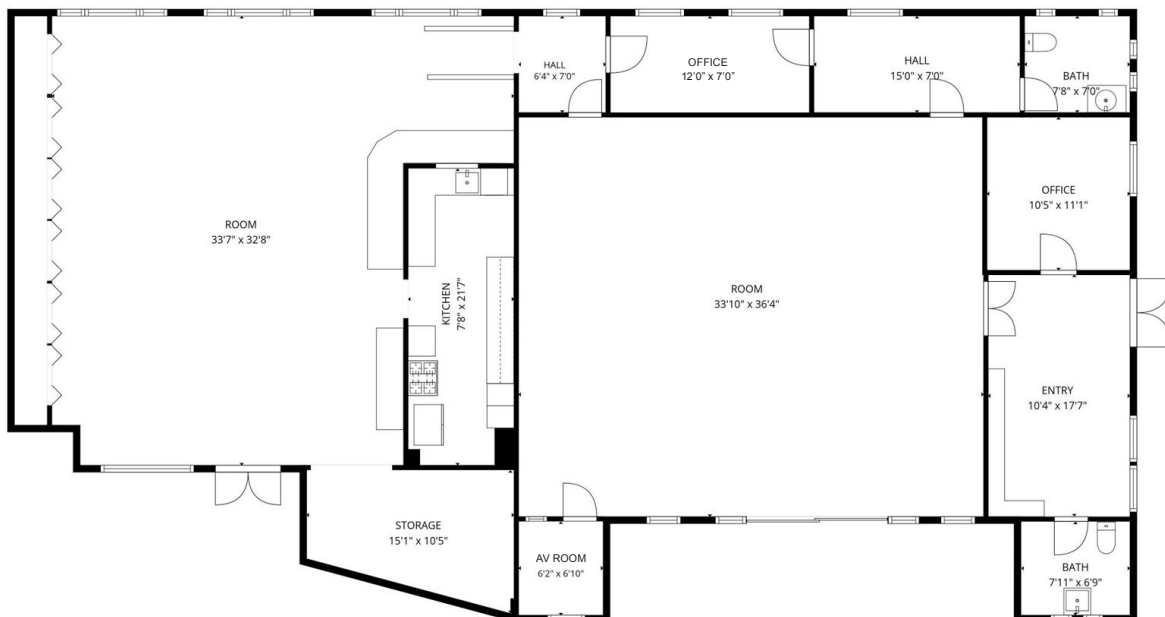
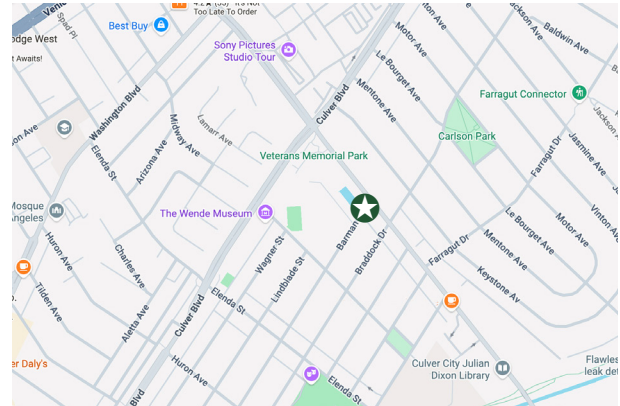
Current Uses

- Religious facility (existing variance)
- Public school
- Youth focused programming

Potential Use Permit (CUP) Opportunities

- Adult day care
- Other similar institutional, educational, or community benefit uses, subject to Culver City approval*

*Buyers are encouraged to verify all zoning, regulations and permitted uses with the City of Culver City



Brokers do 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. Daniel John Cavanaugh DRE# 00576151, Heather Witt DRE#01853528