

# FOR SALE/LEASE

# 5822 VENICE BLVD

LOS ANGELES, CA 90019

**EXCEPTIONAL REDEVELOPMENT OPPORTUNITY!**  
*Possibilities for residential, live/work development, or small-lot subdivision (with or without a commercial component), subject to City approval. Buyer to verify all zoning, use, and development potential with the City of Los Angeles.*



## ±500 SF FLEX PROPERTY ON ±2,500 SF LOT



Flex Property



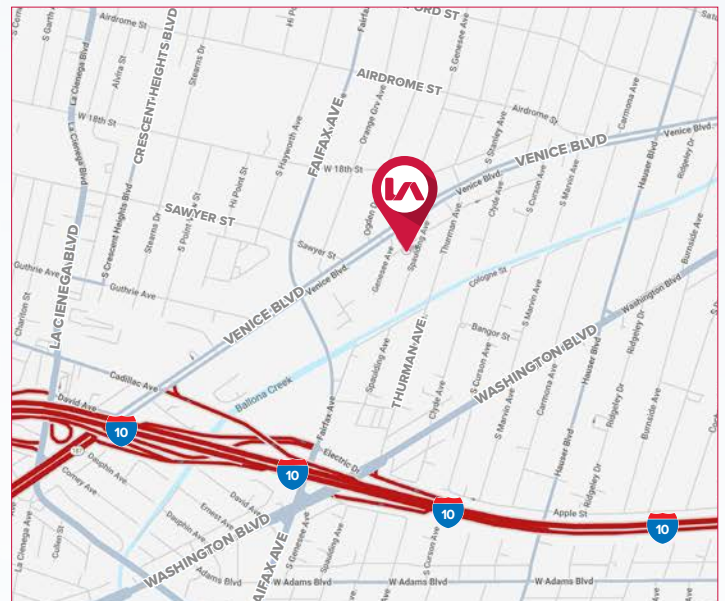
Bonus Outdoor Storage Container



C2-1 - Neighborhood  
Commercial General Plan



Fenced Yard



**GLORIA JIMENEZ**

Associate

[gjimenez@lee-associates.com](mailto:gjimenez@lee-associates.com)

323.767.2061

LIC NO 02229086

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CORP ID 01125429

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

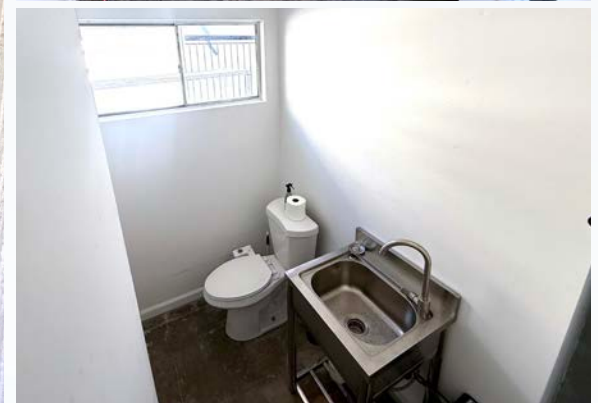
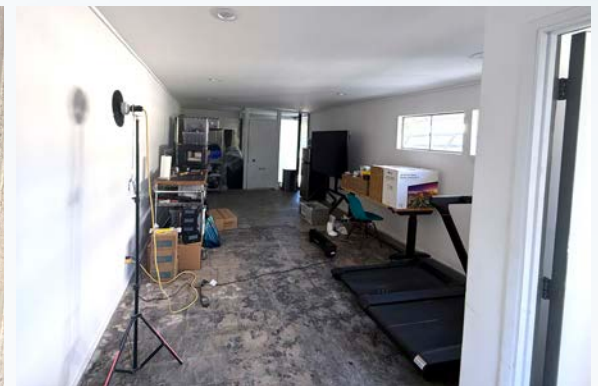
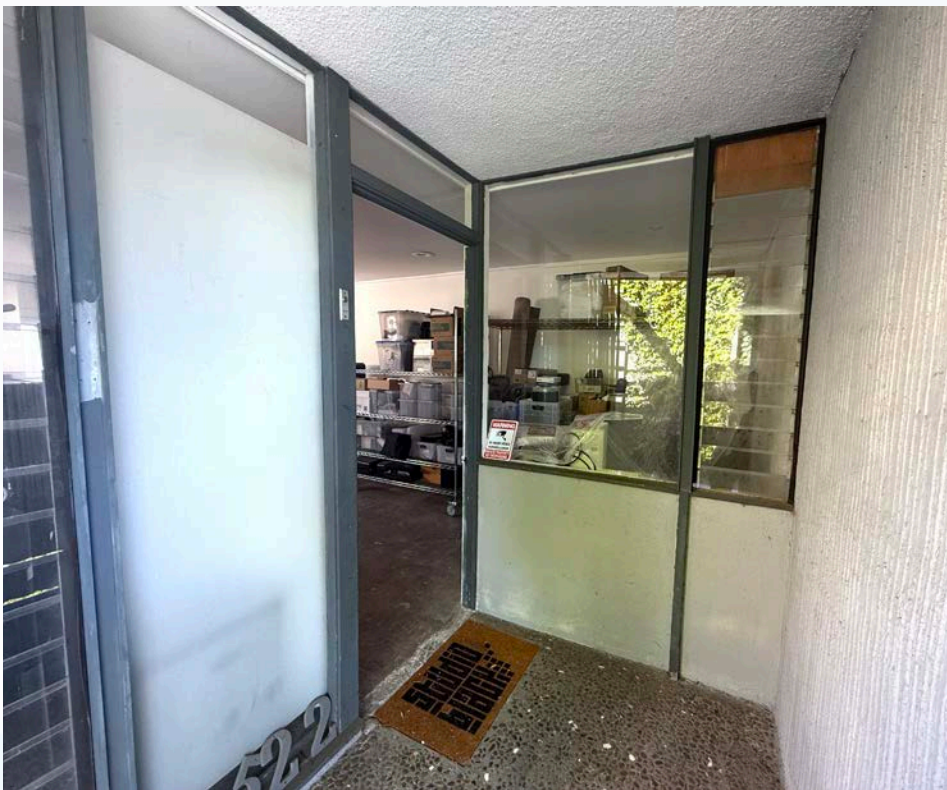
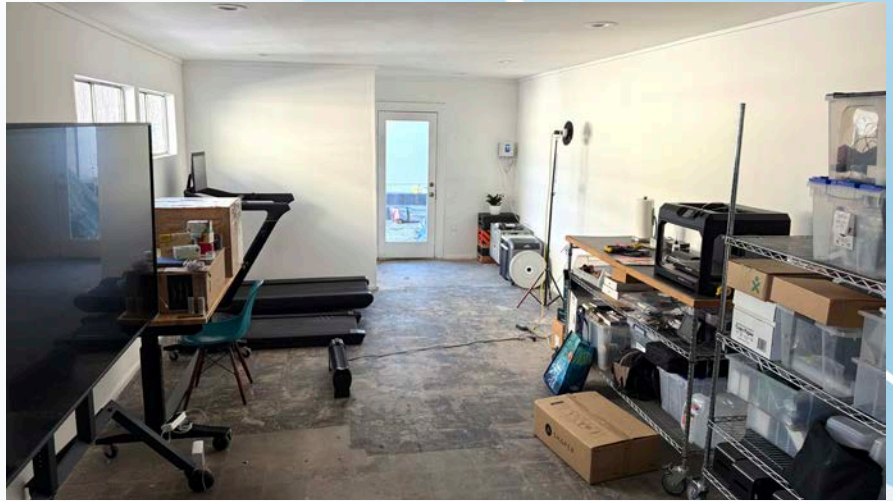
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## PHOTOS



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