

# **\$10,999,999 - 1601 Artesia Boulevard, Manhattan Beach**

MLS® #23270747

## **\$10,999,999**

16 Bedroom, 10.00 Bathroom, 15,588 sqft  
Residential Income on 0 Acres

N/A, Manhattan Beach,

A rare, LARGE investment opportunity in irreplaceable "90266" - mere minutes to world famous sand and surf. The twelve 1 Bed units are ideal for the typically young, single renters in The Beach Cities, whereas the eight 2 Bed units and one 3 Bed unit appeal to couples and work-at-home renters. Additionally, the building has newer, dual-pane windows and copious parking with 21 enclosed garage spots - not that common in buildings closer to the sand. Also, this highly-accessible location near Aviation has wider appeal than units near The Strand - an approachable "beach" option for many renters means high occupancy, all the time. A friendly, 'community' vibe is highlighted by comfortable, landscaped common areas with umbrellas, tables and chairs. And walking distance to award-winning Mira Costa High School. High-demand units in an even higher-demand location means capital appreciation is nearly guaranteed, for a savvy Buyer. And on a potentially larger scale, the 21K sq. ft. lot allows for ADU additions and/or ground-up condo or townhome development nearby townhomes on Aviation Way have sold for almost \$2,000,000 each.

Built in 1961

## **Additional Information**

City	Manhattan Beach
County	Los Angeles



Zip	90266
MLS® #	23270747
Bedrooms	16
Bathrooms	10
Square Ft	15,588
Lot Size	0.49
Neighborhood	N/A
Levels	Two
HOA Dues	\$

### **Listing Details**

Listing Agent	Brice Head
Provided By:	CBRE, Inc.

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