

# **\$2,500,000 - 108 -110 Rees Street, Venice**

MLS® #23275237

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## **\$2,500,000**

6 Bedroom, 5.00 Bathroom, 2,866 sqft

Residential Income on 0 Acres

N/A, Venice,

This is a phenomenal property in the heart of Playa del Rey, just a stone's throw from the beach; Upstairs is #110, with high ceilings and an amazing ocean-view rooftop deck. This is an exciting opportunity for investors or owner users looking for a trophy property in a premium location, ideal for someone seeking a live-in investment. Great size units, combined, almost 3,000 sq ft. Unit 108 on the street level boasts an airy 3-bedroom, 2-bathroom layout (approx. 1100 sq ft.) and has a large enclosed backyard/garden area with a partially covered patio. Unit 110 on the 2nd floor is a

3-bedroom, 3-bathroom layout, with plenty of natural light pouring in through large windows, creating an inviting atmosphere. Custom-designed kitchen and bathrooms, newer windows and blinds, tile flooring throughout, and some extra storage. All stainless-steel appliances, gas stove/range, and full-sized, in-unit washer and dryer. North and South-facing balconies and a large split-level roof deck showcasing vast ocean and sunset views. Stylish tile and stone accented bathrooms, high ceilings, and hardwood floors throughout full-size unit with washer and dryer. 2 private car garages, 5 fireplaces, and laundry hook up in both units. Located near the stunning California beach, residents can enjoy a morning swim or surfing. The property provides a laid-back beach lifestyle while offering quick and easy access to local amenities such as fine dining, boutique shopping, parks, and the marina. It is in a



vibrant neighborhood embodying the iconic SoCal beach town vibe. While ideally suited for tranquil beachfront living, it's also well-positioned near significant freeways for a seamless commute to Downtown LA, Santa Monica, or other neighboring cities. Don't miss this rare chance to acquire a remarkable property in one of Southern California's most desirable beach communities. Make this beachside property your next move! The downstairs unit is currently vacant and the upstairs tenant is month-to-month and can be delivered vacant.

Built in 1956

**Additional Information**

City	Venice
County	Los Angeles
Zip	90293
MLS® #	23275237
Bedrooms	6
Bathrooms	5
Square Ft	2,866
Lot Size	0.06
Neighborhood	N/A
Levels	Two
Garages	2
HOA Dues	\$

**Listing Details**

Listing Agent	Anthony Marguleas
Provided By:	Amalfi Estates

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