

# **\$16,950,000 - 2700 Highland,**

MLS® #SB24037336

## **\$16,950,000**

Bedroom, Bathroom, 9,824 sqft

Lot / Land on 0 Acres

N/A, , CA

This property presents an exceptional development or redevelopment opportunity for investors or owner user buyers. With unparalleled scale and scope, this rare chance allows for the creation of a landmark project in one of the most prestigious beachfront communities in the United States. In this environment where luxury meets lifestyle, there is immense potential for visionary real estate endeavors. County records show this is one of the largest remaining Sand Section sites for development or renovation. Situated diagonally across from the park with spectacular views of The Strand, sand, surf and Pacific Ocean. 2700 Highland is a large 9,824 sq ft parcel with 5,027 sq ft of living space. This parcel offers a spacious apartment compound with a 5-bedroom owners unit and four separate apartments. A fifth apartment was incorporated into the owners unit to provide the 5th bedroom. 2712 Highland is a 1,574 sq ft parcel with 624 sq ft of living space. These 2 parcels boast a total living area of 5,651 sq ft and a combined lot square footage of 11,398 sq ft. 2700 and 2712 are being co-marketed. 2700: APN #4176-020-12 is listed as MLS SB24024396. 2712: APN #4176-020-013 is listed as MLS SB24024430. The units themselves require TLC but the renovation or development potential is unmatched in the Sand Section. Proforma rents are based on post renovation condition. Properties are offered together, if interested in purchasing as separate parcels, please



contact listing agents. Building images are conceptual only. Tenant occupied, please do not disturb tenants.

**Additional Information**

County	Los Angeles
Zip	90266
MLS® #	SB24037336
Square Ft	9,824
Lot Size	0.23
Neighborhood	MANHATTAN BEACH (90266)

**Listing Details**

Provided By: Engel & Volkers LA South Bay

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation © 2024 San Diego MLS®, Inc. Listing information last updated on May 11th, 2024 at 6:31pm PDT