



# For Sale

808 Manhattan Ave.  
Manhattan Beach, CA 90266



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Ask Price:

**\$6,975,000**

## Overview

Downtown Manhattan Beach Residential & Commercial buildings. Ocean view office ; building & separate residential apartment building. Just 2 blocks from the sand. Potential development site, this location is excellent & ideally suited for developers looking in downtown Manhattan Beach.

## Property Details

4 Commercial units at 808 Manhattan Ave  
2 Residential units on Bayview Drive.

- Consisting of One 2 Bedroom 1 Bath apartment
- One 1 -Bedroom 1 bath apartment.

Excellent opportunity ideal for a Developer, Investor or Owner-User. Zoned mixed use MNCD Commercial Office residential APN #4179-013-005.

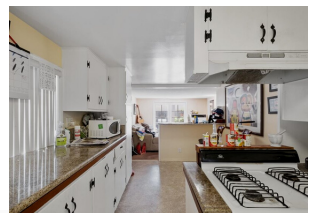
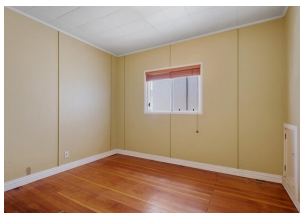
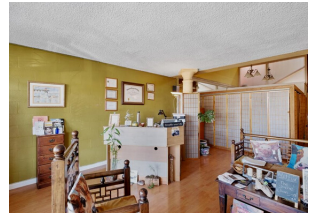
Lot size 3340' & Building size 3134 ' per assessor. Commercial units fully occupied. 1 residential unit occupied 2nd Unit new tenant to occupy shortly.

Residential building address is 808 Bayview Drive AKA 808 & 1/2 Manhattan Ave. Commercial unit occupied by long term excellent tenants all are on month-to-month agreements and rents are below market. 1st time on the market in over 4 decades.

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