

HELMS8

INCREDIBLE DEVELOPMENT OPPORTUNITY
8 TOWNHOME CONDO PROJECT - READY TO BUILD
3336-3340 HELMS AVE, CULVER CITY, CA 90232



PRICED AT \$4,990,000

Helms 8 is an Incredible Development Opportunity in Culver City's Art District. The project comes permit-ready with the subterranean garage's perimeter walls already shored and poured. This is more than shovel-ready, construction has begun and is ready to be handed over. The entitlement work to get to this point took over four years.

The approved plans entail a design for 8 Townhomes with direct access to Private Garages. The first floor, at street level, has open concept living rooms and kitchens with their own private patios. The 2nd floors offer 2 & 3-bedroom configurations and all the townhomes have their own private rooftop decks. Other townhomes have sold for \$1,800,000-\$2,300,000 in Culver City, so the exit potential for this project could be astonishing if completed to satisfy high-end luxury buyers, including the Apple Execs looking to live next to the new 4 acre campus Apple is building across the street!

Located in Culver City's family friendly Art District neighborhood, surrounded by art galleries, shops & restaurants, including the Helms Bakery's shops & restaurants, the Platform's shops & restaurants and everything along Washington Blvd and in nearby downtown Culver City. Near the Ivy Light Rail Station, HBO/Warner offices and Amazon Studios campus. It's an A+ location with a near perfect walk-score.

UNIT 1	2 Bed, 2.5 Bath	1624SF
UNIT 2	3 Bed, 3.5 Bath	2106SF
UNIT 3	3 Bed, 3 Bath	1975SF
UNIT 4	2 Bed, 2.5 Bath	2007SF
UNIT 5	3 Bed, 2.5 Bath	1947SF
UNIT 6	2 Bed, 2.5 Bath	1824SF
UNIT 7	2 Bed, 2.5 Bath	1736SF
UNIT 8	2 Bed, 2.5 Bath	2014SF

TOTAL 19 Bedrooms 15,233SF
25 Bathrooms

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