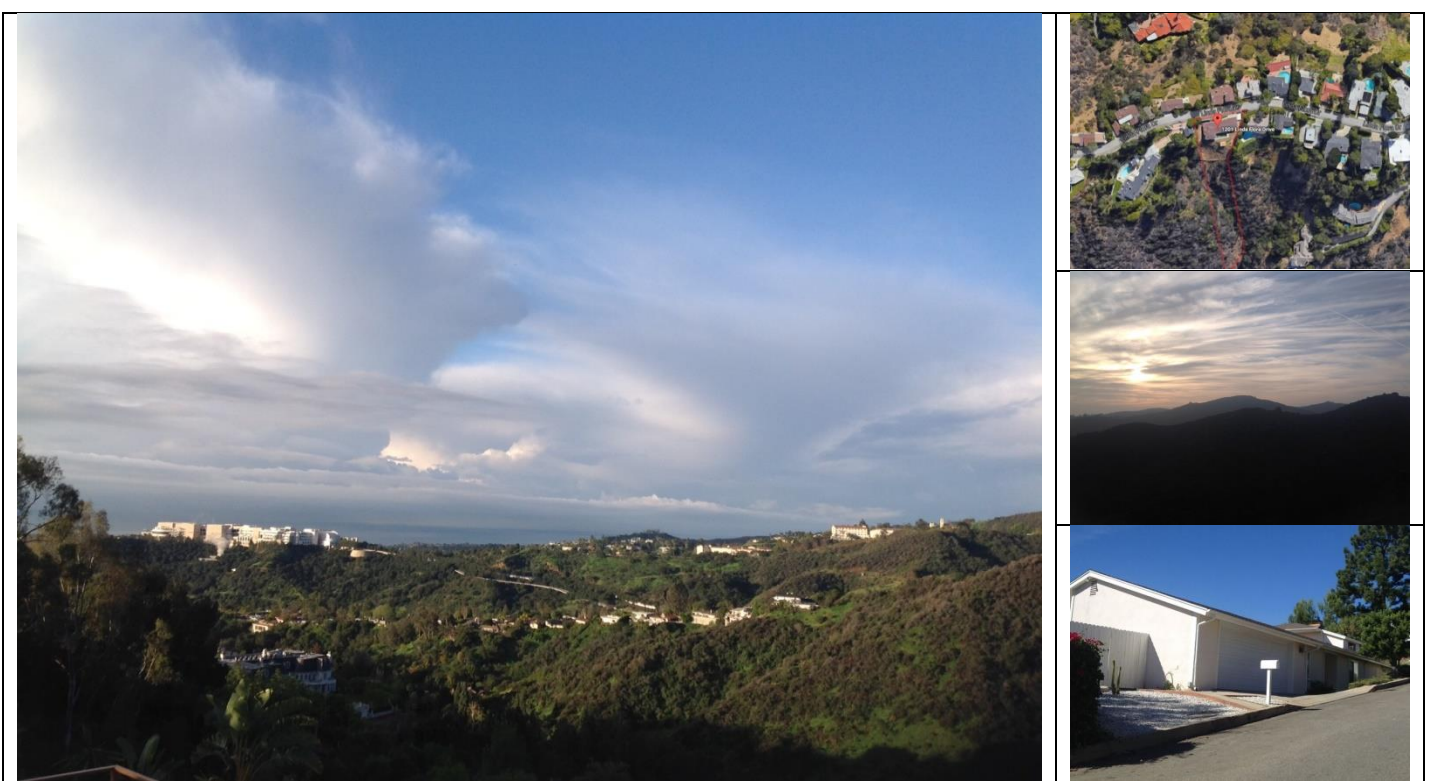


Canyon, Getty and Ocean Views 1201 Linda Flora Drive – Bel Air



Attention Developers, Owner/Builders! **Available Immediately – Asking \$2.49 Million**

A GREAT DEVELOPMENT OPPORTUNITY! Developers are recognizing that this part of Bel Air offers limited opportunities to buy older, small mid-century ranches and redevelop them into 5,000 sq ft+ contemporary homes. Newer homes have recently sold for \$1,200/sq ft. A visionary developer could unleash a lot value with the right project. It's a .76 acre lot with a 2,690 sq ft 3br/3ba home, on a cul-de-sac street...133 ft of street frontage. Built in 1976. Zoned LARE20.

Don't look back six months from now, and kick yourself for missing out while prices were still low.

Shown by appointment only. Please do not disturb the occupant.



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