

For Sale

11800-11808 Garvey Ave
El Monte, CA 91732

\$1,250,000



Exclusively Listed By:

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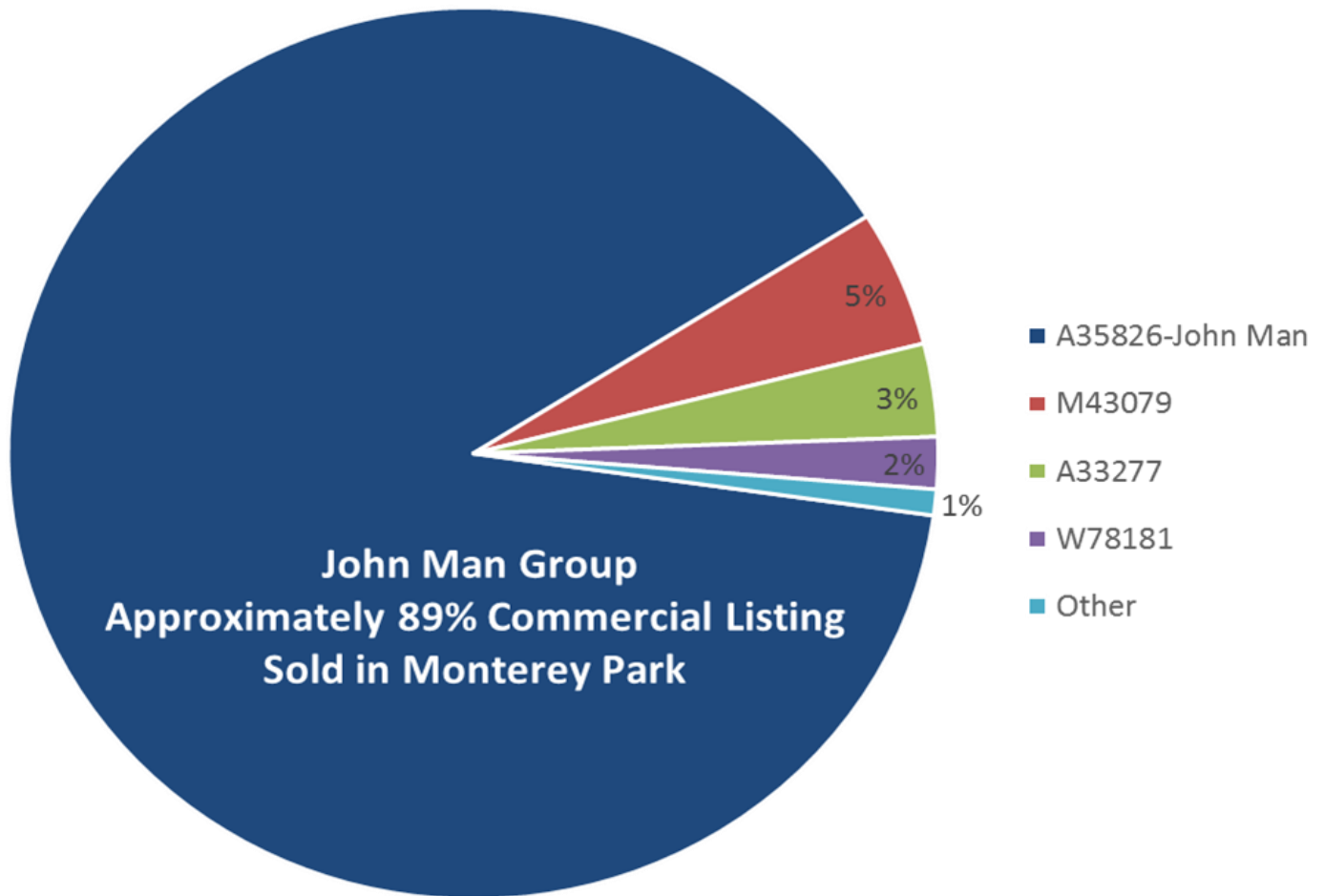
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MONTEREY PARK MARKETSHARE



Data Provided by CRMLS
Time frame is from Jun 2015 to Nov 2015

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MAN INVESTMENT GROUP
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MART 36 - Commercial Building For Sale

11800-11808 Garvey Ave, El Monte, CA 91732



Features	
Asking Price:	\$1,250,000
Building Size:	4,368 SF
Lot Size:	9,072 SF
APN(s):	8105-007-008
Type:	Retail - Mixed Use
Zoning:	EMC3*
Traffic Count:	16,500



Project Description

Prime Commercial Building located on a busy high traffic thoroughfare. Zoned C-3 with mixed/multi use development potential sitting on a 9,072 sqft lot. Currently used as a retail business with great visibility. Features high 14' ceilings, large storefront doors & windows, 8x10' rear loading door, 9 parking spaces, 2 bathrooms, and a storage shed with a combined 4,368 sq ft of usable space. Perfect for owner-user or great for lease income. Possible to divide into 2 units for additional income. Please verify with the city of El Monte. There are 3 large development projects underway along the Garvey Ave corridor between Peck and Mountain View providing excellent potential for future property development and added traffic and visibility to the subject property once completed. Current retail business also for sale. Inquire for more details.

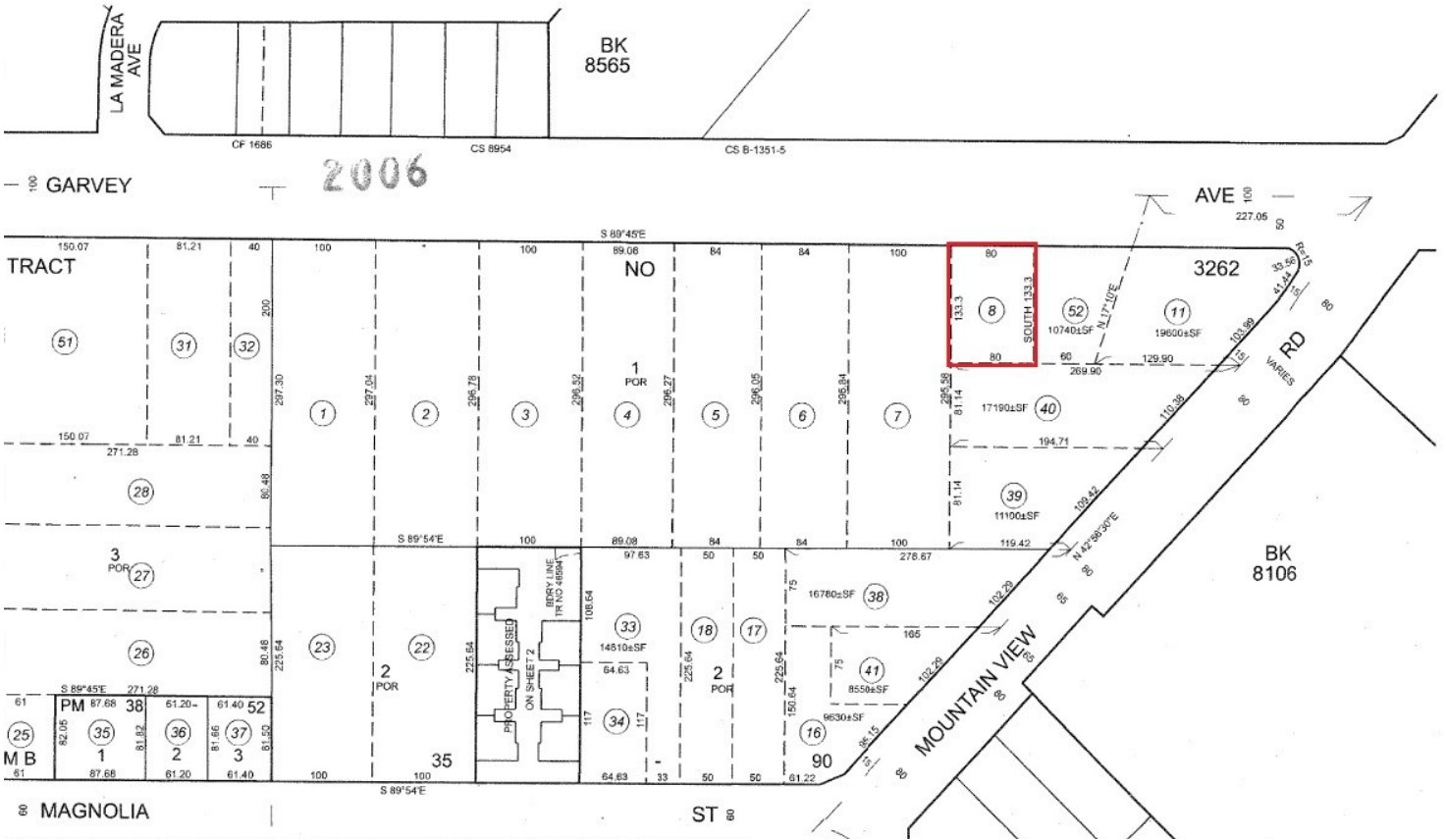
Located at the high density 5 Points Business District on Garvey and Mountain View in El Monte with convenient access to the Interstate 10 and Interstate 605 freeways. The location is on a main thoroughfare with over 16,500 vehicle traffic count daily on Garvey Ave. Population of 557,739 and average household income of \$63,126 within a 5-mile radius.

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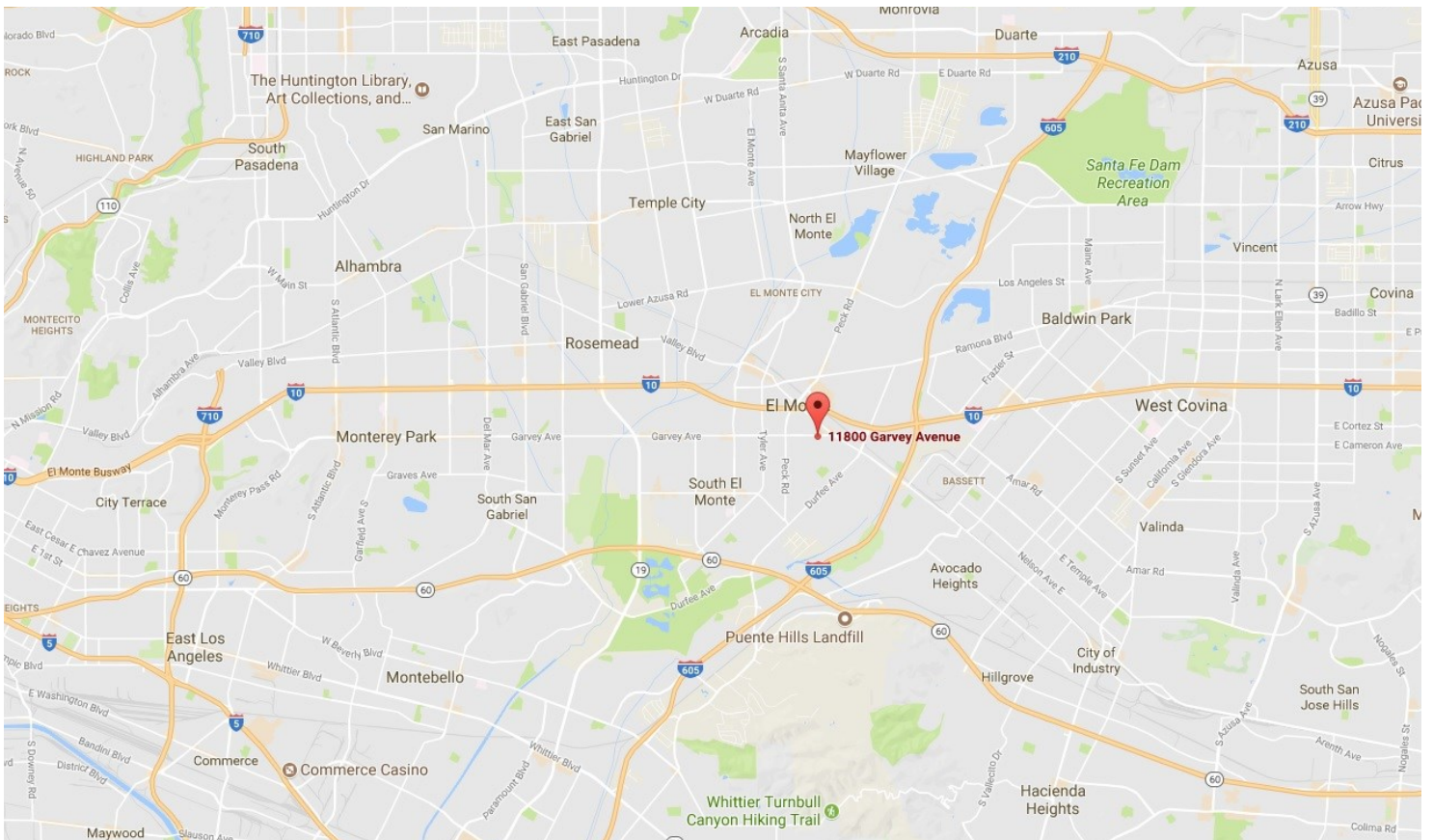
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Property Maps



PLAT MAP



REGIONAL MAP