



EXECUTIVE SUMMARY

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|---------------------|-------------------|
| ASKING PRICE | \$ 399,000 |
| Price per SF | \$ 231.98 |
| Building Size | ± 1,720 SF |
| Lot Size | ± 3,985 SF |
| Year Built | 1946 |
| Air Conditioning | Central |
| Zoning | EMM1 |
| APN# | 8105-014-010 |

property overview

Located on Schmidt Road in El Monte, California, this owner/user investment opportunity is ideal for a business person looking to utilize a well located / upgraded industrial complex open for a variety of uses. The property boasts a secure gate parking area with access to a spacious office area through the front door. Furthermore, the property includes two bathrooms and commercial grade sinks for any user. Included in the offering is a 1946 construction structure with ± 1,720 square foot building on a ± 3,985 square foot lot.

property highlights

- Owner/ User investment opportunity in a great location
- Central A/C with additional individual air-conditioners
- Private gate entry with space to stripe new parking spaces
- Tiled office area with two restrooms
- Commercial grade sinks in prep area
- Water heater located at the rear portion of the property
- Within proximity to 99 Cents Only Store, AutoZone Auto Parts, Great El Monte Community Hospital
- Easy access to 60 ,10, and 605 Freeways

location overview

El Monte is a residential, industrial, and commercial city in Los Angeles County, California, the United States. The city lies in the San Gabriel Valley east of the city of Los Angeles.

El Monte's slogan is «Welcome to Friendly El Monte» and historically is known as «The End of the Santa Fe Trail.» As of the 2010 census, the city had a total population of 113,475, down from 115,965 at the 2000 census. As of 2010, El Monte was the 51st largest city in California



INTERIOR PHOTOS



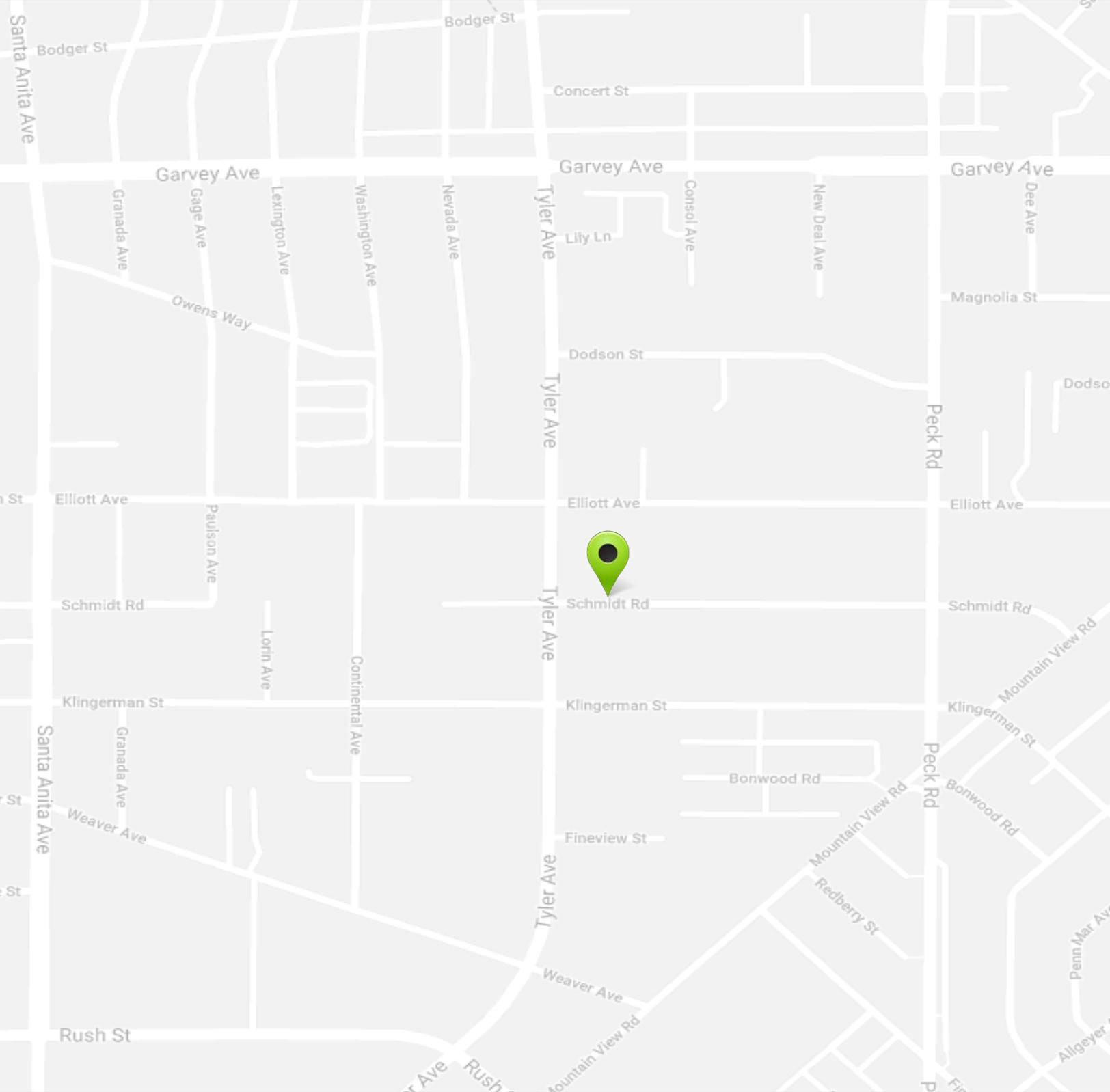
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