

## New Listing

# EL MONTE REDEVELOPMENT/VALUE-ADDED OPPORTUNITY

11747 Valley Boulevard, El Monte, CA 91732



**\$4,100,000 | FOR SALE**



Building Size:  $\pm$  4,750 SF | Built: 1985 | Parcel Size:  $\pm$  1.17 Acres

## HIGHLIGHTS

- Prime Redevelopment; Value-Added Opportunity with 27% Vacancy, and Improved Management
- Commercial Zoning; C-3, El Monte; Various Commercial & Residential Uses
- \$80.24/SF;  $\pm$  1.17 Acres
- Covered Land Play; Approx \$106,680 Income per Year
- Ideal Owner/User Opportunity As Well

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**Marcus & Millichap**