

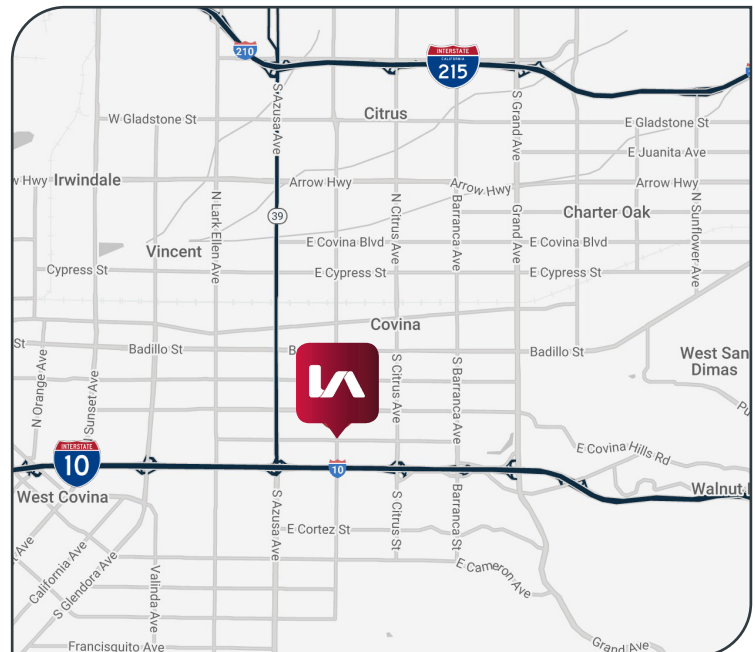
# FOR SALE | OFFICE BUILDING

480 W ROWLAND ST, COVINA, CA 91723



## PROPERTY FEATURES

- ±7,512 SF Two-Story Office Building
- Great Owner/User Opportunity:  
10% Down SBA Loan Possible
- Ample Parking
- Traditional Office Space with Possible Medical use  
(Verify with City)
- In Close Proximity to downtown Covina
- Great hard Corner location
- Building Signage Possible



FOR MORE INFORMATION PLEASE CONTACT:

**Brian Melkesian**  
Senior Vice President  
D 909.373.2943  
bmelkesian@lee-assoc.com  
DRE #01839590

**Luke Melkesian**  
Associate  
D 909.373.2930  
lmelkesian@lee-assoc.com  
DRE #02125563

**Lee & Associates® - Ontario**  
3535 Inland Empire Blvd, Ontario, CA 91764  
Corp ID 00976995 | 909.989.7771 | lee-assoc.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# FOR SALE | OFFICE BUILDING

480 W ROWLAND ST, COVINA, CA 91723


 LEE & ASSOCIATES



FOR MORE INFORMATION PLEASE CONTACT:

**Brian Melkesian**  
Senior Vice President  
D 909.373.2943  
bmelkesian@lee-assoc.com  
DRE #01839590

**Luke Melkesian**  
Associate  
D 909.373.2930  
lmelkesian@lee-assoc.com  
DRE #02125563

 Lee & Associates® - Ontario  
3535 Inland Empire Blvd, Ontario, CA 91764 | 909.989.7771 | lee-assoc.com  
Corp ID 00976995  
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.