

FOR SALE

±2,842 SF · NEWLY REMODELED DENTAL OFFICE
814 W. Foothill Blvd., Monrovia, CA 91016

OWNER USER
OPPORTUNITY



PROPERTY HIGHLIGHTS

- ▶ Beautifully remodeled and move-in ready dental practice
- ▶ Chairs and equipment included
- ▶ Recently upgraded roof, HVAC, and parking lot
- ▶ Gated and secured parking

PROPERTY DETAILS

Asking Price	\$2,195,000
Building Size	±2,842 SF
Price PSF	\$772
Lot Size	±11,601 SF
Year Built	1961
Parking Ratio	4.22 / 1,000
Zoning	RH
APN	8505-025-001



Reception

LOCATION HIGHLIGHTS

- ▶ Near Downtown Monrovia
- ▶ Many nearby amenities
- ▶ Corner location
- ▶ Great access to the 210 Freeway



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Lee & Associates-Pasadena, Inc.
Corporate ID # 02059558
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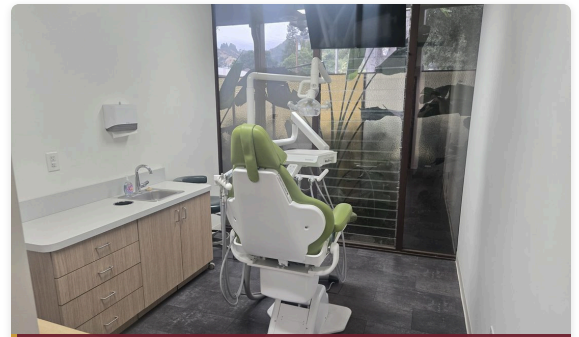
TREATMENT ROOMS & LAB



Operatory 1



Operatory 2



Operatory 3



Operatory 4



Lab

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA

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