

FOR SALE

WALNUT HILLS AUTO REPAIR

19845 Valley Blvd, Walnut, CA 91789



Coldwell Banker Commercial George Realty
1611 South Garfield Avenue
Alhambra, CA 91801
License 01121690
www.cbcworldwide.com

Exclusively Listed By:

Aldon Lai
Vice President
626.552.1028
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License 01855739

Welcome to the Walnut Hills Auto Repair!

COLDWELL BANKER COMMERCIAL GEORGE REALTY has retained the exclusive right to sell the real property at 19845 Valley Boulevard in Walnut. Commonly known as Walnut Hills Auto Repair, it is located along a highly traveled commercial corridor in the Eastern San Gabriel Valley and presents itself as a premier turnkey investment opportunity. It was constructed in 1986 and is a freestanding, single-story commercial building which offers 1,545 square feet of functional shop and office space. This prime real estate is zoned WAC3* and is optimized specifically for automotive use, featuring an efficient layout that maximizes both mechanical service capacity and vehicle staging on its approximately 5,837-square-foot lot.

The real property is currently home to Walnut Hills Auto Repair Shop, Inc., a well-established, highly reputable local business serving the Walnut community and surrounding areas. This full-service automotive center caters to both foreign and domestic vehicles, operating six days a week. This long-time business is customer-friendly and has a waiting area featuring modern amenities like guest Wi-F and the business offers an active, loyal customer base and a seamless operational framework.

Buyers will have the unique opportunity to acquire the highly visible real estate alone and/or purchase together the underlying business as a highly profitable, fully operational package. Please call the listing broker for more information.

DISCLOSURE

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Property Details

Address	19845 Valley Boulevard Walnut, California 91789
Assessor Parcel Number	8722-017-034
Zoning County Tax Assessor City General Plan, 2018	WAC3* / Auto Repair and related, Garage West Valley Mixed Use
Building Square Footage	1545
Construction Type	Concrete Tilt-up
Land Area Square Feet Acres	5,832 0.13
Year Built	1986
Number of Floors	Single Story
Number of Building(s)	One Free-standing
Floor Area Ratio	0.265
Parking	6 Striped Spaces



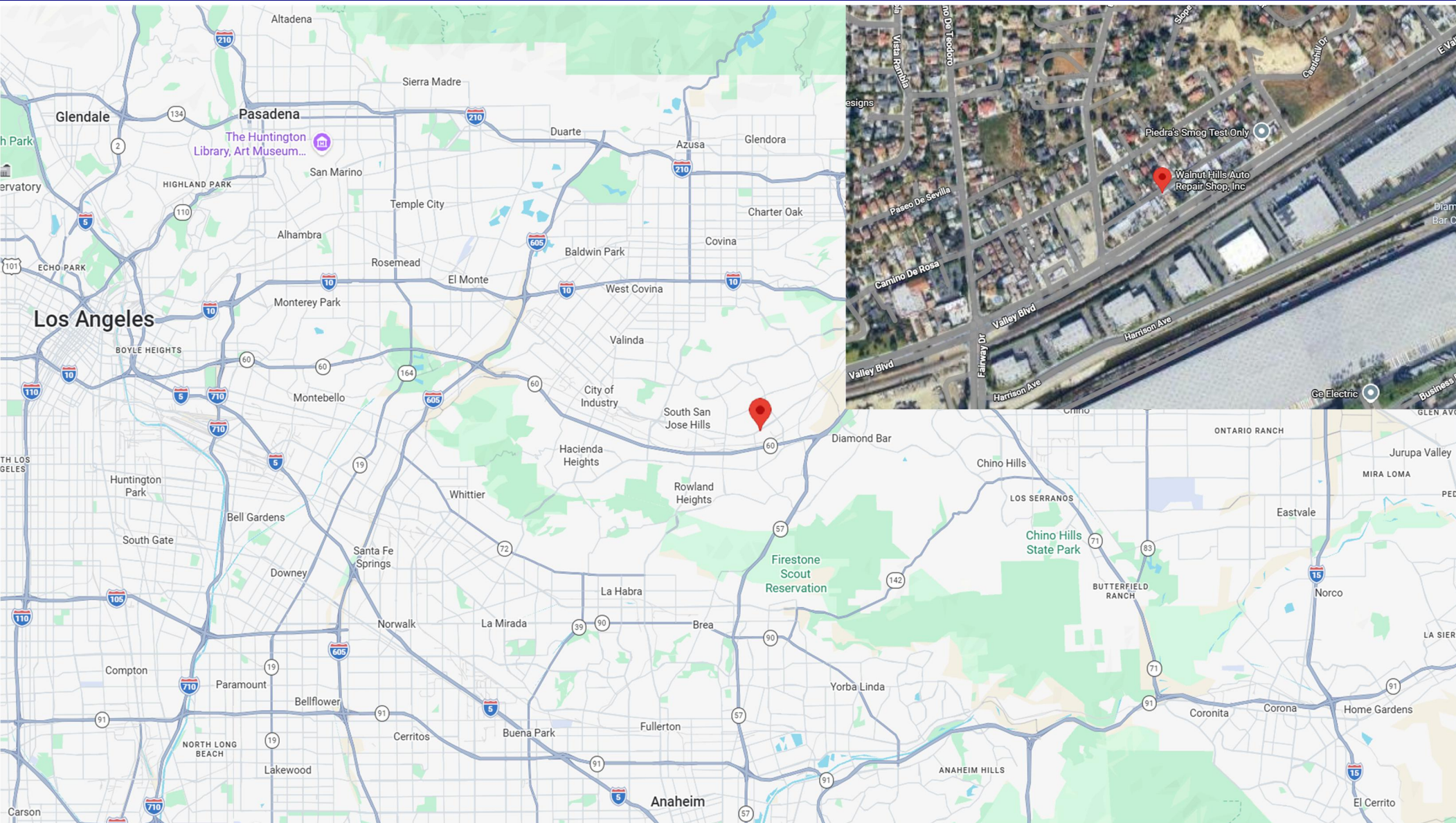
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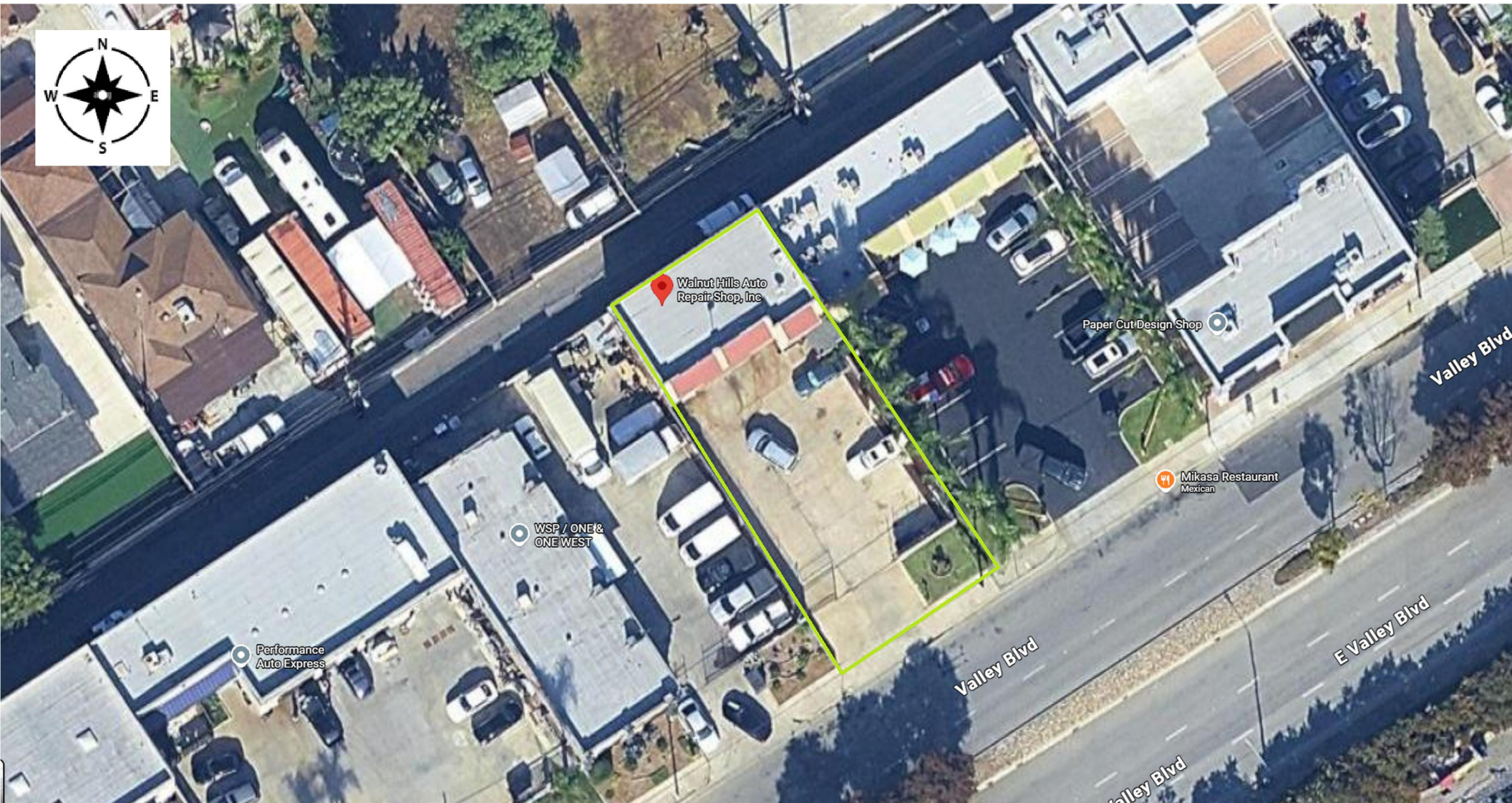
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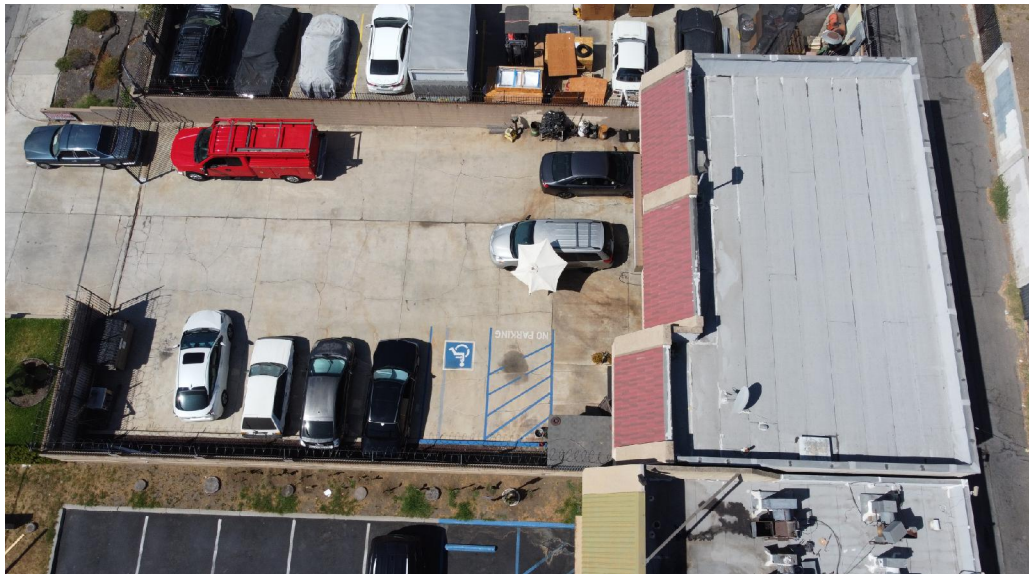
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