



## 2346 Durfee Ave

El Monte, CA 91732

Industrial / Mixed-Use Property For Sale

Asking Price: **\$1,799,000**

BUILDING

**4,280 SF**

LOT

**13,046 SF (0.30 AC)**

ZONING

**EMM1\***

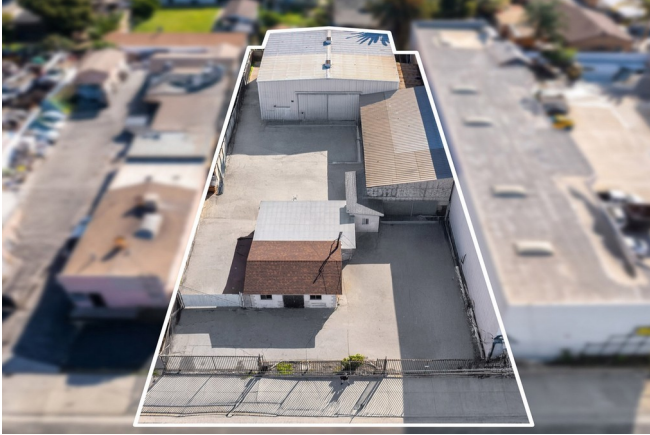
Confidential - For informational purposes only. Information deemed reliable but not guaranteed. Buyer to verify all information.



## EXECUTIVE SUMMARY

---

Rare mixed-use opportunity in El Monte's commercial corridor. The property offers a high-ceiling warehouse, street-facing office/retail space, and a large gated yard ideal for parking, loading, outdoor storage, or equipment staging. Tenant occupied on a month-to-month basis - well suited for owner-users or investors.



### INVESTMENT HIGHLIGHTS

- Flexible mixed-use zoning (buyer to verify permitted uses).
- 13,046 SF gated lot with private iron gate - ideal for parking, loading, outdoor storage, or equipment staging.
- Street frontage on Durfee Avenue with strong visibility and signage potential.
- 32' clear height warehouse with one grade-level door.
- Easy access to I-10, SR-60, and I-605 freeways.

## PROPERTY FACTS

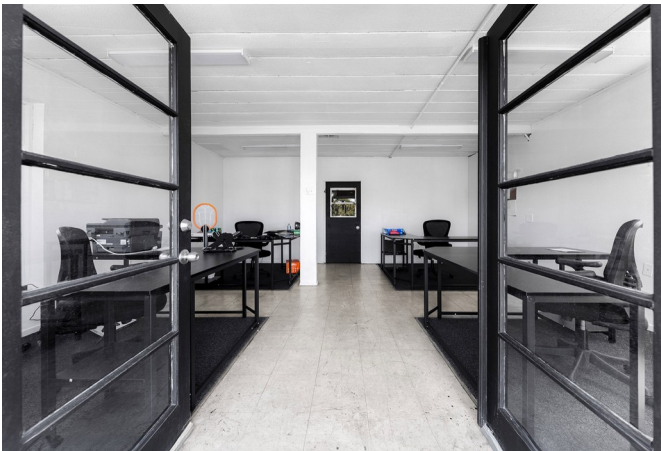
---

Sale Type	Investment or Owner User
Occupancy	Tenant occupied (Month-to-Month)
Property Type	Industrial
Property Subtype	Warehouse / Office
Building Class	C
Lot Size	0.30 AC (13,046 SF)
Rentable Building Area	4,280 SF
No. Stories	1
Year Built	1980
Clear Ceiling Height	32'
Drive-In / Grade-Level Doors	1
Zoning	EMM1*
APN	8108-013-003



## PHOTO GALLERY

---



Additional photos and due diligence materials available upon request.



## CONTACT

---

RE/MAX Champions - Listing Team



**Jing Chen**

DRE# 01911286

Phone: 626-576-8811

Email: olay2255@hotmail.com



**Dana Liu**

DRE# 02004766

Phone: 626-628-7366

Email: danaliurealtor@gmail.com

All information contained herein is deemed reliable but is not guaranteed and should be independently verified by buyer. Offering subject to prior sale, change, or withdrawal without notice.