### **WALNUT 25 Industrial Condos for Sale/Lease**



### **BREA CANYON BUSINESS PARK**

20947 & 20957 Currier Rd. Walnut, CA 91789

Peichin Lee | Call: (626) 354-8843 Email: allanh@cgmdev.com

AL Capital, Inc | CalBRE #01930922 17877 Von Karman Ave #388, Irvine CA 92614

## **Property Description**

Year Built: 1988

Parking Ratio: 2/1,000 SF (Industrial Zone)

Exterior: Concrete Tilt-Up

Roof: laminated (One ply roof)

Ceiling Clearance: 13'-16'

Electrical: 100-200 Amp/208 Volt, 3-Phase

Zoning: Industrial (LCM1.5)

Located at the boarder of Walnut and Diamond Bar

Renovation completed by 2023

Four entrances to the site with security gates

Corner lot across from Metro Park & Ride

7-24 cameras surveillance



New elevation on Currier

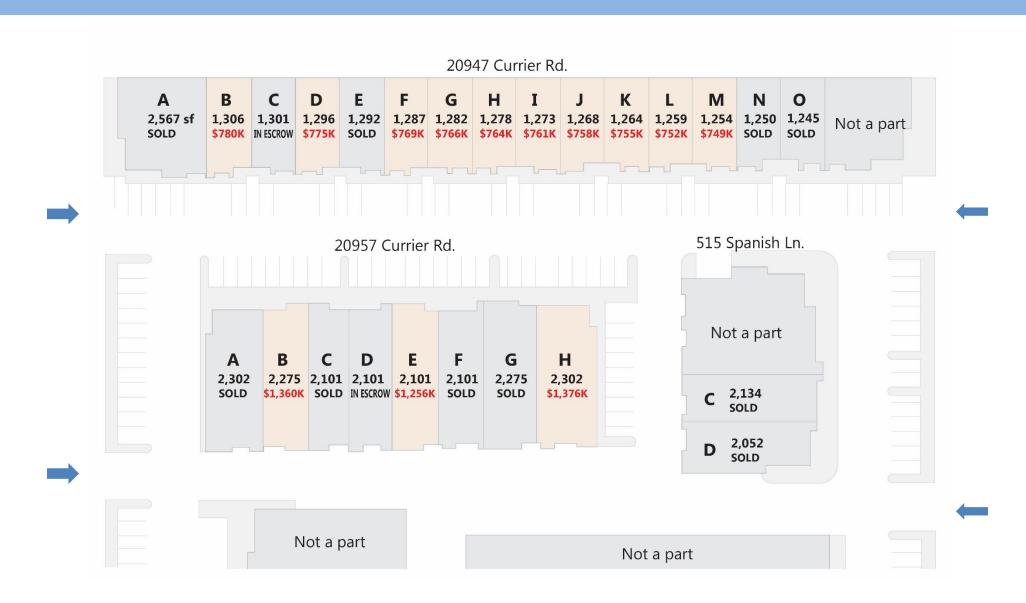


# Aerial Map





## Condo Plan and Pricing



Listing price \$598/sf as shown is for "AS-IS" condition. Units can be combined for larger space.



# Monthly Payment Breakdown\*

Unit Size	1,200 SF	2,100 SF	2,600 SF
Purchase Price	\$717,600	\$1,255,800	\$1,554,800
Down Payment (15%)	\$107,640	\$188,370	\$233,220
Mortgage Interest (6%)	\$3,050	\$5,337	\$6,608
Property Tax ( 1.15%)	\$688	\$1,203	\$1,490
HOA Fee (\$0.19/SF)**	\$228	\$399	\$494
Total Monthly Payment	\$3,966	\$6,939	\$8,592

_	bana ap your own equity an oagh mortgage payments.
	Enjoy the property value appreciation.
	Pride of ownership, with great location & quality.
	Owner occupy or income property with good return rent increases.
	No more tedious landlord relationship and surprise rent increases.

Build up your own equity through mortgage payments



Flexibility to sell or lease at any time

<sup>\*</sup>Above breakdown is based on current interest rates, property tax rate includes special assessment fees and is approximate.

<sup>\*\*</sup>Monthly HOA fees include insurance (property fire and liability), and Common Area Maintenance charge (CAM); HOA fee is estimated to be approximately \$0.19 per rentable square foot per month.

### **CGM Development Past Projects**

(for full list of past projects, please visit our website at www.cgmdev.com)

#### **Brea Metro Office Condo**

330 East Lambert Road, Brea, CA 92821



**CURRENTLY ON THE MARKET!**contact us for more information

#### **Nogales Plaza**

2707 East Valley Blvd, West Covina, CA 91792



#### **Diamond Star Office Condo**

2705 Diamond Bar Blvd, Diamond Bar, CA 91765



#### **Laguna Hills Medical Condo**

24953 Paseo De Valencia, Bldg B, Laguna Hills, CA 92653



**CURRENTLY ON THE MARKET!** contact us for more information

#### **Grandview Medical Plaza**

13768 Roswell Ave, Chino, CA 91710



#### **DB Office Condo**

660 N Diamond Bar Blvd, Diamond Bar, CA 91765



#### **University Office Park**

2501 E Chapman Ave, Fullerton, CA 92831



#### **Lambert Office Plaza**

1800 E Lambert Rd, Brea, CA 92821



