

**2617 BEVERLY BLVD, MONTEBELLO CA 90640**

**6,949 SF Office/Retail, \$2,180,000 (\$314/SF)**



2617 Beverly Blvd in Montebello is a creative opportunity. Current layout is a reception area, multiple private offices and cubicles, meeting rooms, kitchenette and a large multipurpose room. Property is owner occupied and will be delivered vacant. Buyer to verify all info, including but not limited to building information, amenities, permits & uses, SQFT, and accuracy of all info provided.



**DRE: 02163122**

Homegrown Wealth Real Estate

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## **PROPERTY FACTS**

- ❖ Sale Type: Investment or Owner User
  
- ❖ Building Size: 6,949 SF
  
- ❖ Purchase Price: \$2,180,000      Price Per SF: \$314
  
- ❖ Tenancy: Multi-tenant option
  
- ❖ Building Height: 2 Story
  
- ❖ Year Built: 1949
  
- ❖ Lot Size: 0.24 AC
  
- ❖ Building FAR: 0.67
  
- ❖ Zoning: MNC2 – Office/Retail
  
- ❖ Parking: 12 Surface spaces, 6 private garage spaces.

❖ 1Bedroom/1Bath detached apartment in back of main building.



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