# 823 S. Atlantic Blvd., Monterey Park CA.



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## For Sale or For Lease



- First time on the market since 1961
- Across from Monterey Park Hospital
- Great Owner / User or Investment Property
- Mid-Century Architecture Built 1961
- 6,512 sq. ft. Dental / Medical Building on 14,998 sq. ft. Lot
- APN# 5253-002-033
- Walk to restaurants, shopping, banks, and Monterey Park Hospital
- Newer roof (2019)
- Easy access to 10 and 60 Freeways
- Current rental income below market
- Parking: 24 surface parking spaces
- Vacant Suites: 594-1,531 sq. ft.
- Rental Rate \$2.25 MG
- Building Price \$3,256,000.00

### Tours by Appointment Only. Do not Disturb Tenants

### **Call Esteban Today!**

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