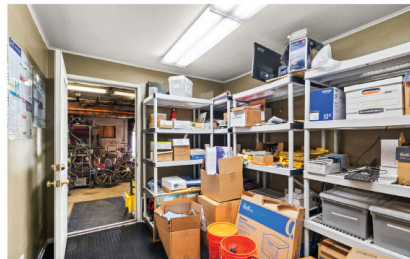
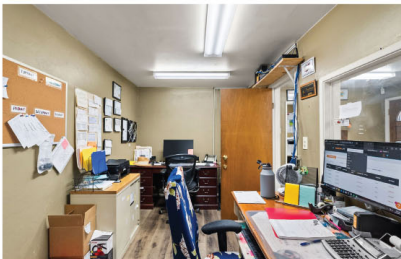


Commercial Property Zoned MOM



1609 S. CALIFORNIA AVE › MONROVIA



Well cared for commercial property that is being sold under Partition Referee action and is subject to court approval of a sale. Located on California Ave with plenty of visibility and close to the 210 freeway. This property is ideal for a small business in need of an office space and storage. The property consists of an 870 square foot office building with a warehouse at the rear of the structure and a roll up door. There is alley access and a rolling gate at the rear of the property. Off street parking is available at the front of the property. It is undetermined whether the addition at the rear of the structure is permitted. This is a well cared for commercial property that is being sold under Partition Referee action and is subject to court approval of a sale. Sale, terms, and commissions are subject to court approval and overbid. Property is sold in it's "AS-IS, WHERE-IS" condition. The Partition Referee is exempt from disclosure. All information is deemed reliable, but is not warranted or guaranteed by the agents, brokers or Partition Referee. All offers are to be written on a C.A.R. CPA form. Do not put the seller's name in the documents. Email offers and POF to offers@gsstrategiesre.com. For questions regarding the Partition referee case and process, call or text John at (909) 228-5255.



JOHN MARTINDALE

DRE# #01155188

(909) 228-5255

What's John's email address?

NORM HALEY

DRE# 00528924

(626) 791-7000

norm@normhaley.com

Offered at \$760,000

NORM HALEY REAL ESTATES does not guarantee the accuracy of room dimensions, square footage, lot size, or other information regarding the condition or features of the property provided by the seller or obtained from the public records or other sources. Buyer is advised to verify that information through personal inspection with the appropriate professionals. This is not intended as a solicitation if your property is currently listed with another broker.