

~~Sold~~ 11/13/28- #283 ³³

**Ashwill
Associates**
COMMERCIAL REAL ESTATE

Ashwill Associates

21680 Gateway Center Drive, Suite 310 Diamond Bar, CA 91765 | 626-854-3700

Available SF 6,000 SF

Industrial For Sale

Building Size 6,000 SF



Address: 2531 Seaman Ave, South El Monte, CA 91733

Cross Streets: Seaman Ave/Fern St

100% Remodeled Throughout
Gated and Fenced Side and Back Yard
Block Construction with 15' Minimum Clearance

Sale Price:	\$1,775,000.00	Sprinklered:	No	Office SF / #:	552 SF / 2
Sale Price/SF:	\$295.83	Clear Height:	15'	Restrooms:	3
Available SF:	6,000 SF	GL Doors/Dim:	2 / 12'x14'	Office HVAC:	Heat & AC
Prop Lot Size:	0.28 Ac / 12,131 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Taxes:		A: 200 V; 240 O; 3 W: 3		Include In Available:	
Yard:	No	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Zoning:	M	Const Status/Year Blt:	Existing / 1973R25	Include In Available:	
		Whse HVAC:	No	Possession:	COE
		Parking Spaces:	10 / Ratio: 1.7:1	Vacant:	Yes
		Rail Service:	No	To Show:	See notes
		Specific Use:	Warehouse/Office	Market/Submarket:	West SGV
				APN#:	8102-007-001

Listing Company: Ashwill Associates
Agents: David Brackmann 626-363-7858
Listing #: 43484122
Notes: Email david@ashwill.com to show.

Listing Date: 10/02/2025 **FTCF:** CB000N000S225

**Ashwill
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COMMERCIAL REAL ESTATE

David Brackmann
david@ashwill.com
 626-363-7858

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SOLD 11/26/08 - #293⁰³

**Ashwill
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COMMERCIAL REAL ESTATE

Ashwill Associates

Available SF 5,880 SF

Industrial For Sale

Building Size 5,880 SF

21680 Gateway Center Drive, Suite 310 Diamond Bar, CA 91765 | 626-854-3700



Address: 2119 Seaman Ave, South El Monte, CA 91733

Cross Streets: Seaman Ave/Rush St

100% Remodeled
+/- 5,000 S.F. Stucco and +/- 880 S.F. Block Building
Concrete Paved Front, Driveway and Rear Yard

Sale Price:	\$1,698,000.00	Sprinklered:	No	Office SF / #:	470 SF
Sale Price/SF:	\$288.78	Clear Height:	12' - 14'	Restrooms:	2
Available SF:	5,880 SF	GL Doors/Dim:	4	Office HVAC:	Yes
Prop Lot Size:	0.29 Ac / 12,580 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Taxes:		A: 200 V: 240 O: W:		Include In Available:	No
Yard:	Fenced / Paved	Construction Type:	Framed	Unfinished Mezz:	0 SF
Zoning:	M	Const Status/Year Blt:	Existing / 1958R25	Include In Available:	No
		Whse HVAC:	No	Possession:	COE
		Parking Spaces: 10	/ Ratio: 1.7:1	Vacant:	Yes
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Warehouse/Office	Market/Submarket:	West SGV
				APN#:	8102014014

Listing Company: Ashwill Associates
Agents: David Brackmann 626-363-7858
Listing #: 43161721
Notes: Email david@ashwill.com to show.

Listing Date: 08/13/2025 **FTCF:** 000N000S250

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David Brackmann
david@ashwill.com
 626-363-7858

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