



**RE/MAX**  
**CHAMPIONS**



## 2346 Durfee Ave

El Monte, CA 91732

Industrial / Mixed-Use Property For Sale

Asking Price: **\$1,799,000**

**BUILDING**

**4,280 SF**

**LOT**

**13,046 SF (0.30 AC)**

**ZONING**

**EMM1\***

Confidential - For informational purposes only. Information deemed reliable but not guaranteed. Buyer to verify all information.



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## EXECUTIVE SUMMARY

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Rare mixed-use opportunity in El Monte's commercial corridor. The property offers a high-ceiling warehouse, street-facing office/retail space, and a large gated yard ideal for parking, loading, outdoor storage, or equipment staging. Tenant occupied on a month-to-month basis - well suited for owner-users or investors.



### INVESTMENT HIGHLIGHTS

- Flexible mixed-use zoning (buyer to verify permitted uses).
- 13,046 SF gated lot with private iron gate - ideal for parking, loading, outdoor storage, or equipment staging.
- Street frontage on Durfee Avenue with strong visibility and signage potential.
- 21' clear height warehouse with one grade-level door.
- Easy access to I-10, SR-60, and I-605 freeways.

## PROPERTY FACTS

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|                              |                                  |
|------------------------------|----------------------------------|
| Sale Type                    | Investment or Owner User         |
| Occupancy                    | Tenant occupied (Month-to-Month) |
| Property Type                | Industrial                       |
| Property Subtype             | Warehouse / Office               |
| Building Class               | C                                |
| Lot Size                     | 0.30 AC (13,046 SF)              |
| Rentable Building Area       | 4,280 SF                         |
| No. Stories                  | 1                                |
| Year Built                   | 1980                             |
| Clear Ceiling Height         | 21'                              |
| Drive-In / Grade-Level Doors | 1                                |
| Zoning                       | EMM1*                            |
| APN                          | 8108-013-003                     |



# PHOTO GALLERY

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Additional photos and due diligence materials available upon request.



## CONTACT

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RE/MAX Champions - Listing Team



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