273 E POMONA BLVD OFFICE BUILDING **FOR SALE**

ALTC REALTY

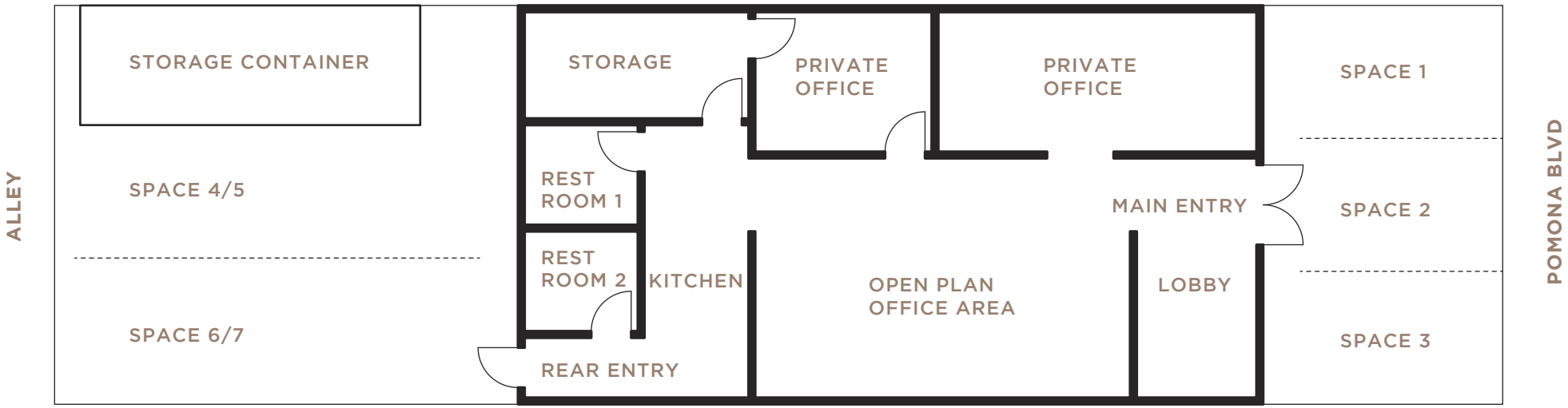
ALTC REALTY
1348 S FLOWER ST
LOS ANGELES, CA 90015
ALTCREALTY.COM

ALAN LU
T 626 378-8007
E alu@altcrealty.com
BRE #01514595

FOR SALE
COMMERCIAL PROPERTY
273 E POMONA BLVD
MONTEREY PARK, CA 91755

FLOOR PLAN

DIAGRAM ONLY / NOT TO SCALE



PROPERTY INFORMATION

ADDRESS:	273 E POMONA BLVD MONTEREY PARK, CA 91755
APN:	5265-014-013
BLDG SIZE:	1,740 SQFT
LOT SIZE:	3,300 SQFT (30FT x 110FT)
STORIES:	1 STORY
CURRENT USE:	OFFICE (DELIVERED VACANT)

FEATURES

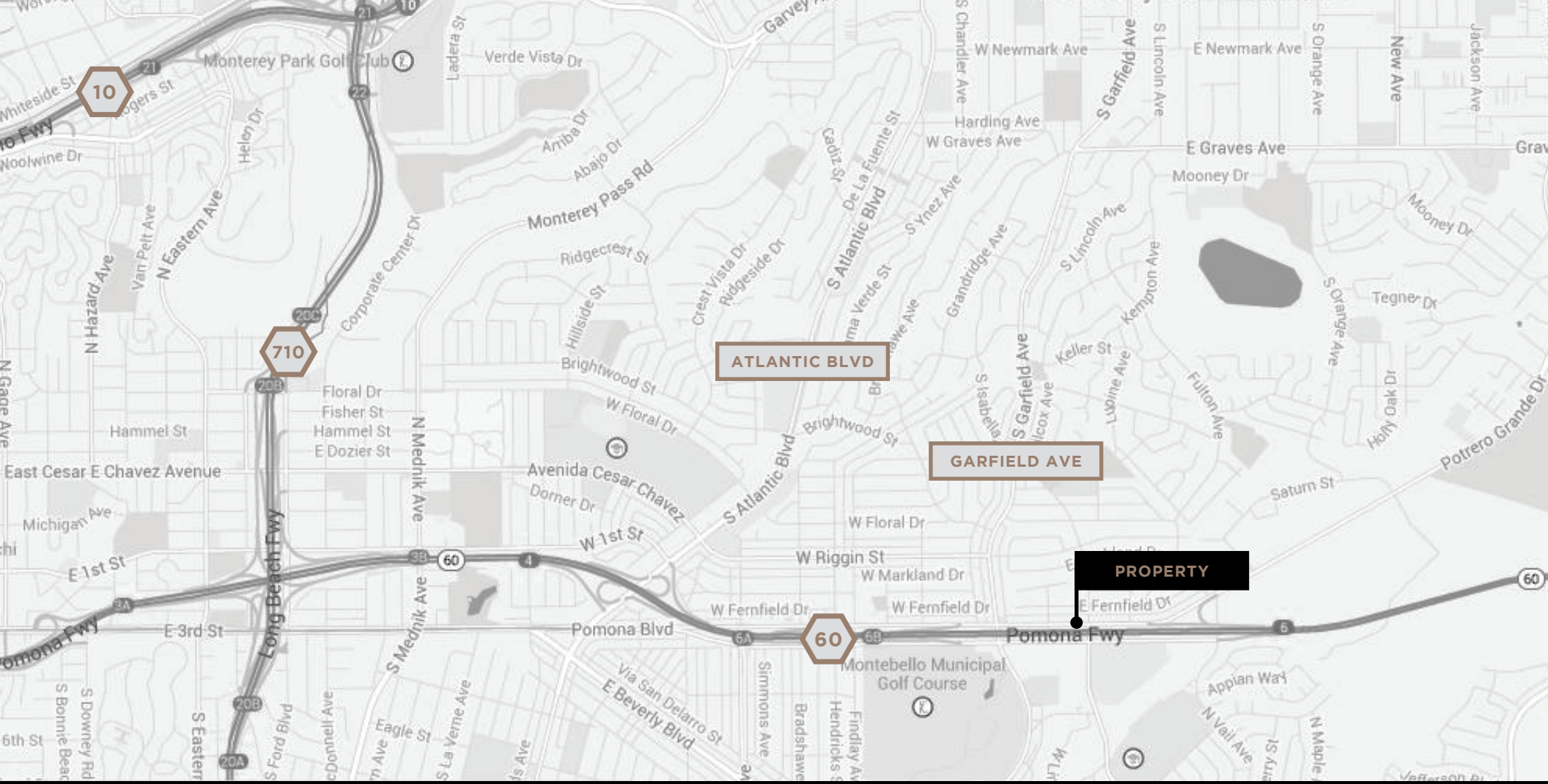
PARKING:	7 SPACES (4 TANDEM)
RESTROOMS:	2
ZONING:	COMMERCIAL SERVICES (C-S)
ADD. ITEMS:	-KITCHENETTE AREA -EXISTING PARTITIONS FOR IMMEDIATE OFFICE USE -STORAGE CONTAINER + ALLEY ACCESS IN REAR

PRICE

SALE PRICE - $400,000.00

$229/SQFT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice. ©2015 ALTC REALTY



DESCRIPTION

ALTC REALTY presents a prime opportunity to acquire a conveniently located commercial property below market price. Situated right next to the 60 freeway, the property is ideally used as an office for an owner/user or investment for rent. The large amount of vehicle traffic and a flexible floor plan allows the potential buyer to position the property to their advantage.

LOCATION HIGHLIGHTS

1. PROXIMITY TO 60, 10, 710 FREEWAYS
2. RIGHT OFF 60 MEANS HIGH VISIBILITY AND CONVENIENCE
3. CLOSE PROXIMITY TO SEVERAL POPULAR BUSINESSES, MALLS, AND BANKS (EAST-WEST, CITI, MONTEBELLO CENTER)
4. LOCATED IN THE HIGH DEMAND MONTEREY PARK AREA EXPERIENCING A HIGH INFLUX OF NEW RESIDENTS/BUSINESSES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice. ©2015 ALTC REALTY