

# FOR SALE or LEASE

446 E. Duarte Rd., Monrovia 91016



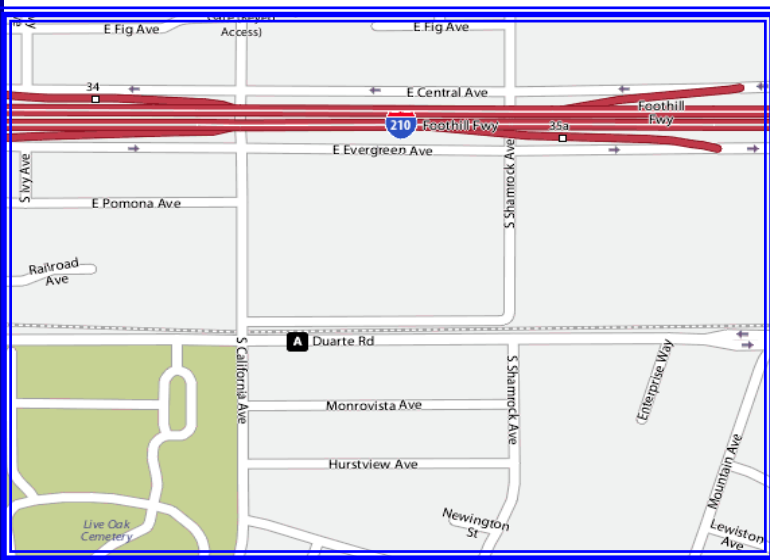
## FEATURES

- Retail Flex Space Available
- Approximately 9,000 SF of Improvements.
- Lease Price is \$5,000 / Sale price \$1,000,000.00
- Lot is Approximately 12,402SF.
- New HVAC
- New Roof
- Walk in Cooler for market
- Easy access to 210 and 605 Freeways.

Shown by appointment only.  
Please call the listing office to set  
up an appointment.

**Brian Deets**  
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**Brett Iler**  
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# CIBA

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The information provided herein has been obtained from reliable sources but is not guaranteed to be accurate.