

INDUSTRIAL FOR SALE

1617-1619 RAYMOND AVE.

1617-1619 RAYMOND AVENUE, MONROVIA, CA 91016



OFFERING SUMMARY

| | |
|---------------------|---------------------|
| PRICE: | \$2,977,000 |
| BUILDING SF: | 9,160 SF |
| LOT SIZE: | 17,860 SF |
| GROUND LEVEL DOORS: | 4 |
| YEAR BUILT: | 1960 |
| USE CODE: | Light Manufacturing |
| ZONING: | MOM* |

Available for the First Time in Decades

One Block South of the 210 Freeway
Near Monrovia Gold Line Station

Ask About Other Properties in Seller's Portfolio
Including:

1601 Raymond Ave., Monrovia and
118 E. Pomona Ave., Monrovia
(Right Next Door!)



CIBA REAL ESTATE
830 S Myrtle Ave
Monrovia, California 91016



ALFREDO MEJIA
Principal
office: (626) 841-0599
cell: (626) 841-0599
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
office: (626) 241-2775
katie@cibare.com
02069096, CA

FILIPPO FANARA
Principal
office: (626) 255-1124
filippo@cibare.com
01198019, CA

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.