

11624 Garvey Ave, El Monte, CA 91732

# \$18.60/SF/YR \$1.55/SF/MO

# Mixed / Multiuse Store for rent

Retail | Single tenant | 900 sq. ft.



Listing Added: 01/23/2023 Listing Updated: 01/25/2023

**Building Details** 

Property Type

Subtype

Tenancy

Total Building SQFT

Medical Office, Coworking, Creative Office

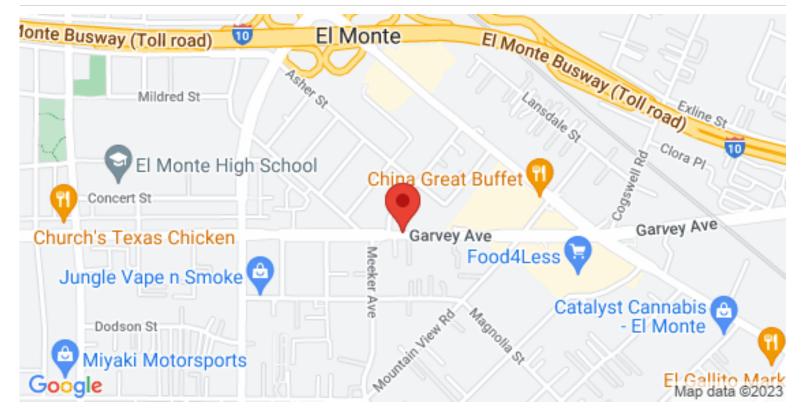
Single

Vacant SQFT	900
Land Acres	0.183
Lot Size (sq ft)	7,994
Class	c
Year Built	1947
Year Renovated	0
Buildings	1
Stories	1
Taxes (cost per SQFT)	\$O
Total Parking Spaces	0
Power	yes
Elevators	No
Cross Street	La Madera Ave.
Zoning	Mixed/Multiuse Zoning District
County	Los Angeles County
Submarket	Los Angeles
Submarket Cluster	LA County

#### **Building Description**

Please do NOT disturb tenant. The unit is currently rented until the end of this January 2023. The unit has 2 private restroom. There is another \$155 per month charge for utilities for a total of \$1550. This is legally 2 units, but the 2 units are rented together. We might consider renting the unit's out separately for \$725 per side, plus \$75 utilities. The actual address of the property is 11624 and 11624 1/2 Garvey Ave., El Monte, CA. There is no assigned parking. There is only street parking. Security Deposit is \$2,000. According to city of El Monte Planning they said this address is considered mixed-multiuse zoning district, but you need to call them to confirm this. THIS IS STILL AVAILABLE. If you need more information please text or call me at 626.532.7826.

#### **Building Location (1 Location)**



Listing Type		Direct
RSF		900 SF
USF		900 SF
Parking		Street Parking only
Rate (Per Sl	)	\$1.55 / SF / MO
Lease Type		Modified Gross
Lease term		Monthly
Total CAM (	Per SF/MO)	\$O
Expense Ra	te (Per SF/MO)	\$O
Total Rate (I	Per SF/MO)	\$0
Total Month	ly Rent	\$1,550
Days on Ma	rket	2 days

#### Building Photos (3 photos)



# **Demographic Insights**

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### Unlock full access to Insights

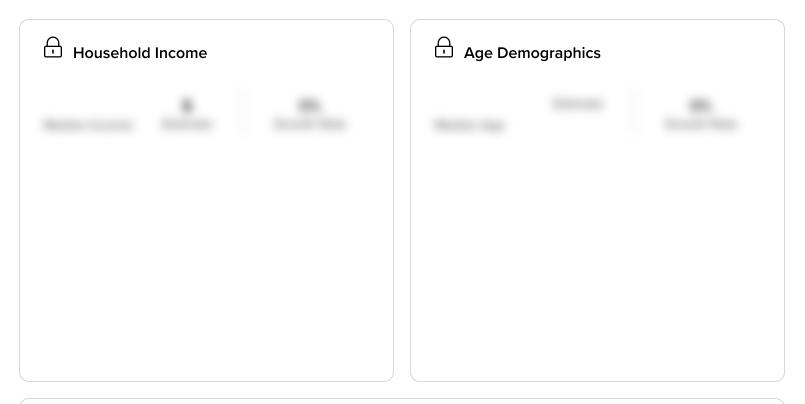
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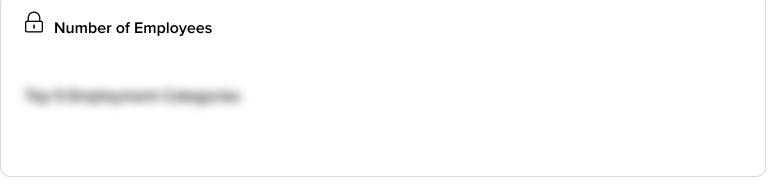
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Renter to Homeowner Ratio