



FOR SALE

231-237 W. Chestnut Ave., Monrovia, CA 91016

ASKING \$3,495,000



R&D/LAB/OFFICE BUILDING IN THE HEART OF MONROVIA

Filippo Fanara
Principal
DRE License No. 01198019
filippo@cibare.com
C 626.255.1124

Gina Fanara
Senior Associate
DRE License No. 01805710
gina@cibare.com
C 626.818.3283

SHOWN BY APPOINTMENT ONLY

316 W Foothill Bl., Monrovia, CA 91016
Ph 626.303.1818 | cibarealestate.com



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Property Information

- ASKING PRICE IS \$3,495,000
- BUILDING IS APPROX. 9,720 SF
- FIRST TIME ON THE MARKET
- 4 UNITS TOTAL (231, 233, 235, & 237)
- 17 ON-SITE PARKING SPACES
- BUILT IN 1985
- ZONING: MOM
- HIGH QUALITY BUILDOUT THROUGHOUT THE BUILDING
- NEWER ROOF TPO
- AMENITIES INCLUDE: KITCHEN/BREAK AREA, FULLY AIR-CONDITIONED
- CERTAIN LAB EQUIPMENT MAY BE AVAILABLE
- WITHIN WALKING DISTANCE OF OLD TOWN MONROVIA
- LESS THAN ONE MILE FROM THE MONROVIA METRO GOLD LINE STATION
- POWER: 100 AMP OF 3PHASE AND 100 AMP SINGLE PHASE FOR EACH UNIT
- FIBER OPTIC INTERNET CONNECTION
- VIRTUAL TOUR LINKS BELOW:

UNIT 231: <https://my.matterport.com/show/?m=9CKiDxDfsqF>

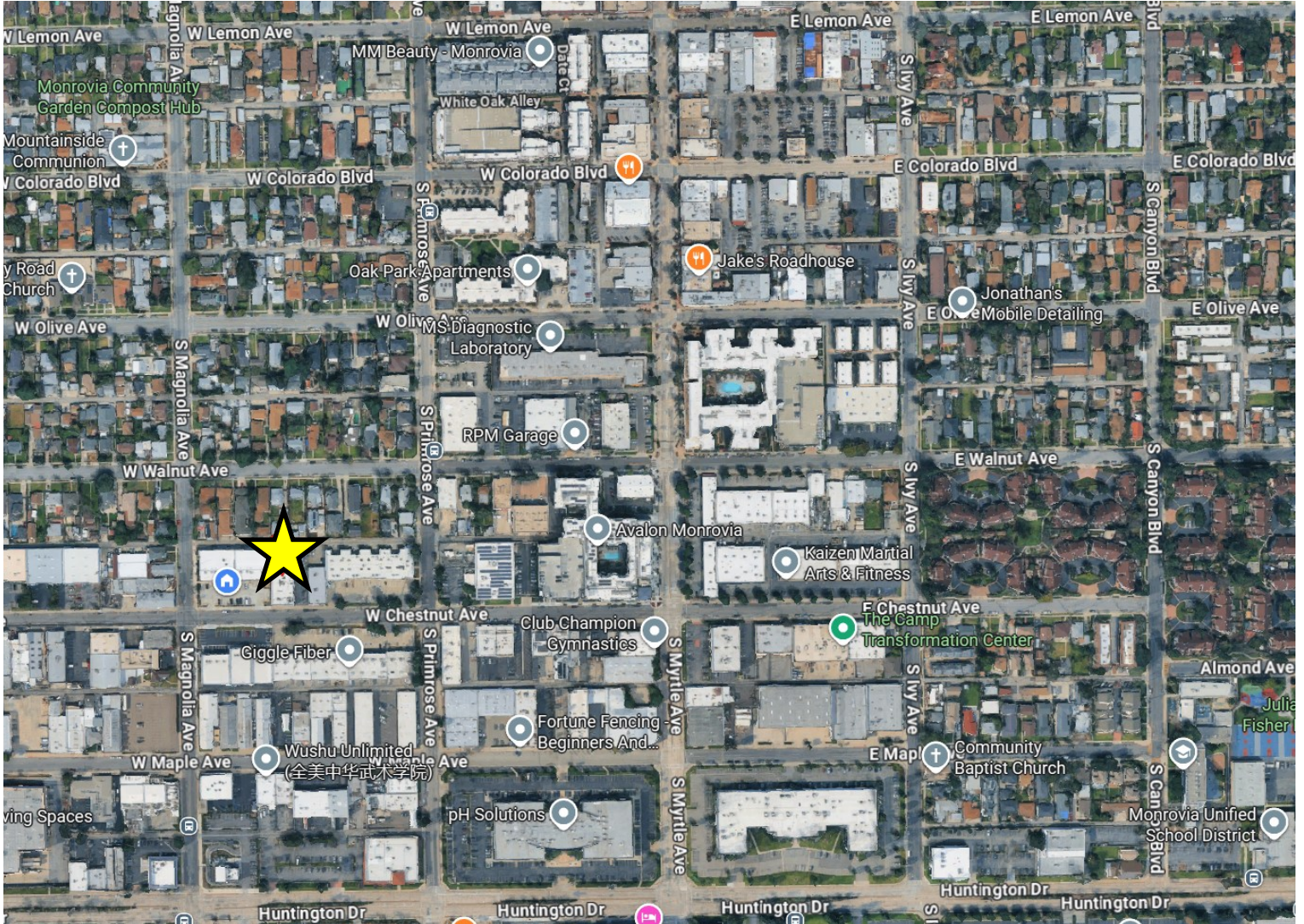
UNIT 233: <https://my.matterport.com/show/?m=fJeUm25hgc6>

UNIT 235: <https://my.matterport.com/show/?m=z5UkAjD8Cy7>

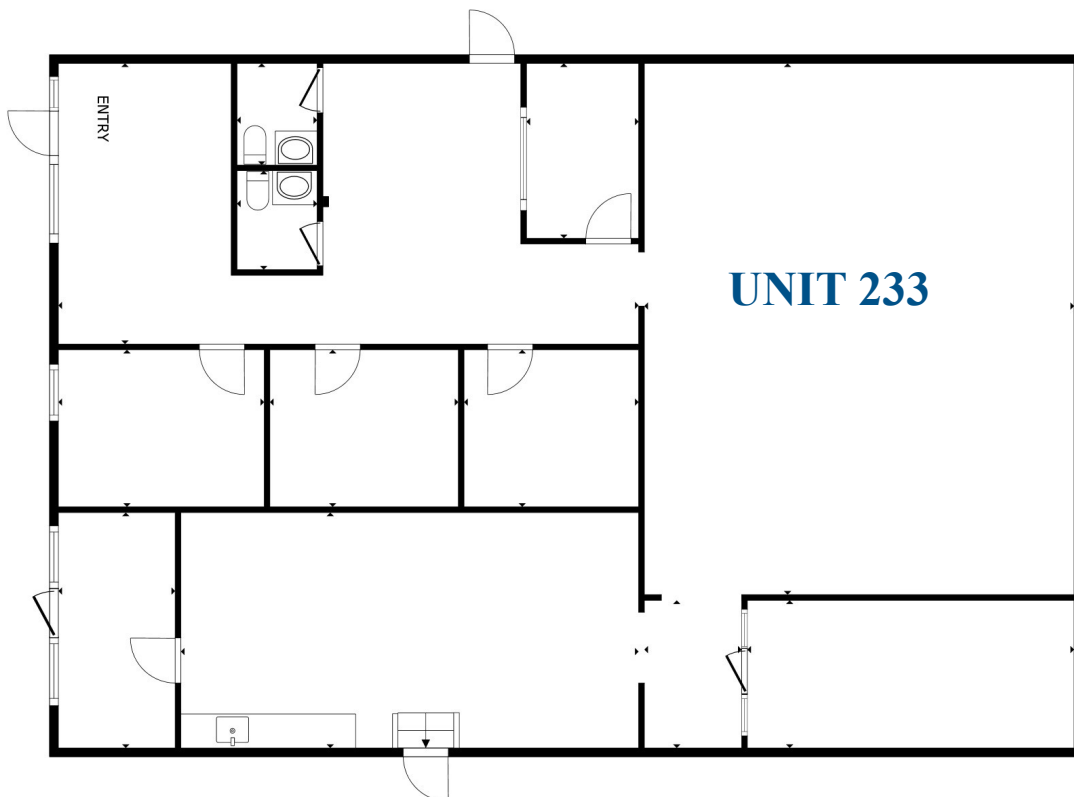
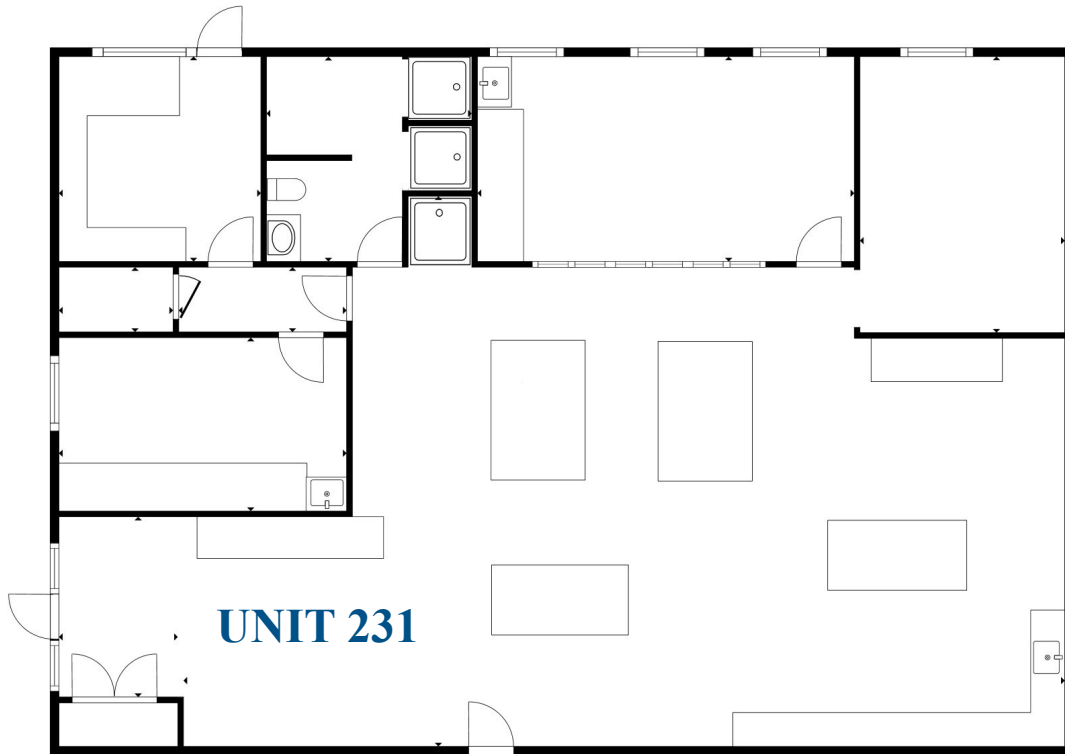
UNIT 237: <https://my.matterport.com/show/?m=38KnX8CFCTz>

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Subject Property



Floorplans



Floorplans

