



FOR SALE

117 E Railroad Ave, Monrovia, CA 91016

Asking Price: \$950,000



Harper Wang

Vice President
626-996-0498

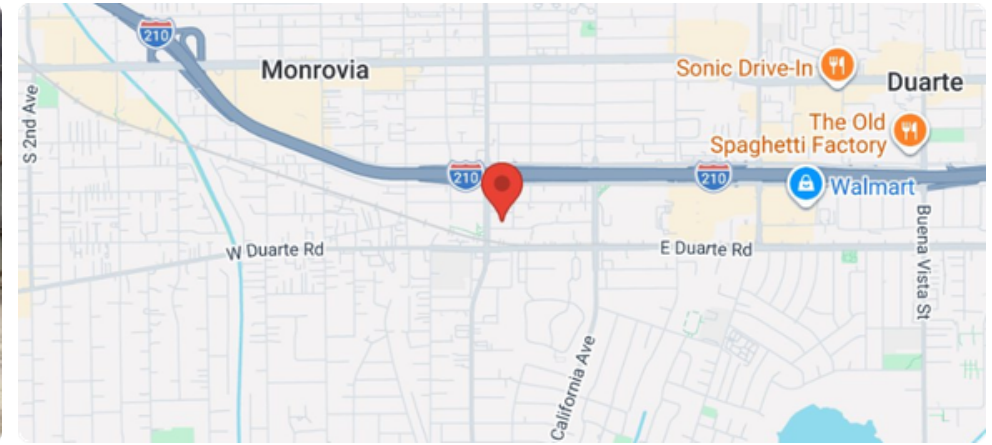
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HARVEST REALTY
COMMERCIAL

汇丰地产



\$950,000

PRICE

\$395.83

PRICE/SF

2400

BUILDING SF

1947

YEAR BUILT

0.21

LOT SIZE

Industrial

PROPERTY TYPE

Located in one of the San Gabriel Valley's most established industrial corridors, 117 Railroad Ave offers a rare opportunity to acquire a freestanding industrial building on a sizeable lot with excellent redevelopment potential.

The property consists of approximately 2,400 square feet of industrial warehouse space situated on approximately 0.21 acres. The building features a functional warehouse layout, grade-level loading access, and flexible industrial zoning suitable for a variety of owner-user, manufacturing, warehouse, contractor, distribution, or creative industrial uses.

Strategically positioned near Interstate 210, Interstate 605, and major transportation routes, the property provides convenient access throughout the Greater Los Angeles market. Its central location within Monrovia's industrial district offers strong long-term value and future growth potential.

PROPERTY DATA

Property Type	Industrial
Building SqFt	2400
Year Built	1947
Lot Size (Acres)	0.21
Parcel ID	8513008063
Zoning	Planned Development - Planned development
County	Los Angeles
Coordinates	34.133355,-118.000046



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