

524 S. Vermont Ave.
Glendora, CA
10 Unit 13,000sf
Multi Tenant Industrial



TVM COMMERCIAL REALTY GROUP INC FRANK 626 852 4221 frank@tvmcrg.com

all information is from sources deemed reliable but not guaranteed

Property Features

TVM Commercial Realty Group is proud to offer this Multi-Tenant Light Industrial Building, located in Glendora, California.

This Property Features:

- 13,000 sf 10 Units – Currently 100% Owner Occupied
- All Units have Street Frontage
- 10 – Ground Level Loading Doors
- TCMU Flexible Zoning Allows Light Industrial and Multi Family Residential
- Owner will Leaseback up to 2 Years at \$1.40 NNN (\$218,400 Annual)
- Cell Tower Lease Payments \$1,700 month apx. (\$20,400 Annual)
- Within 500' (apx) of Metrolink Station
- Year Built: 1978
- Lot Size: 35,664 sf .8187 Acres

OFFERING PRICE : \$3,950,000

Annual NOI est \$238,800

CAP Rate 6.05

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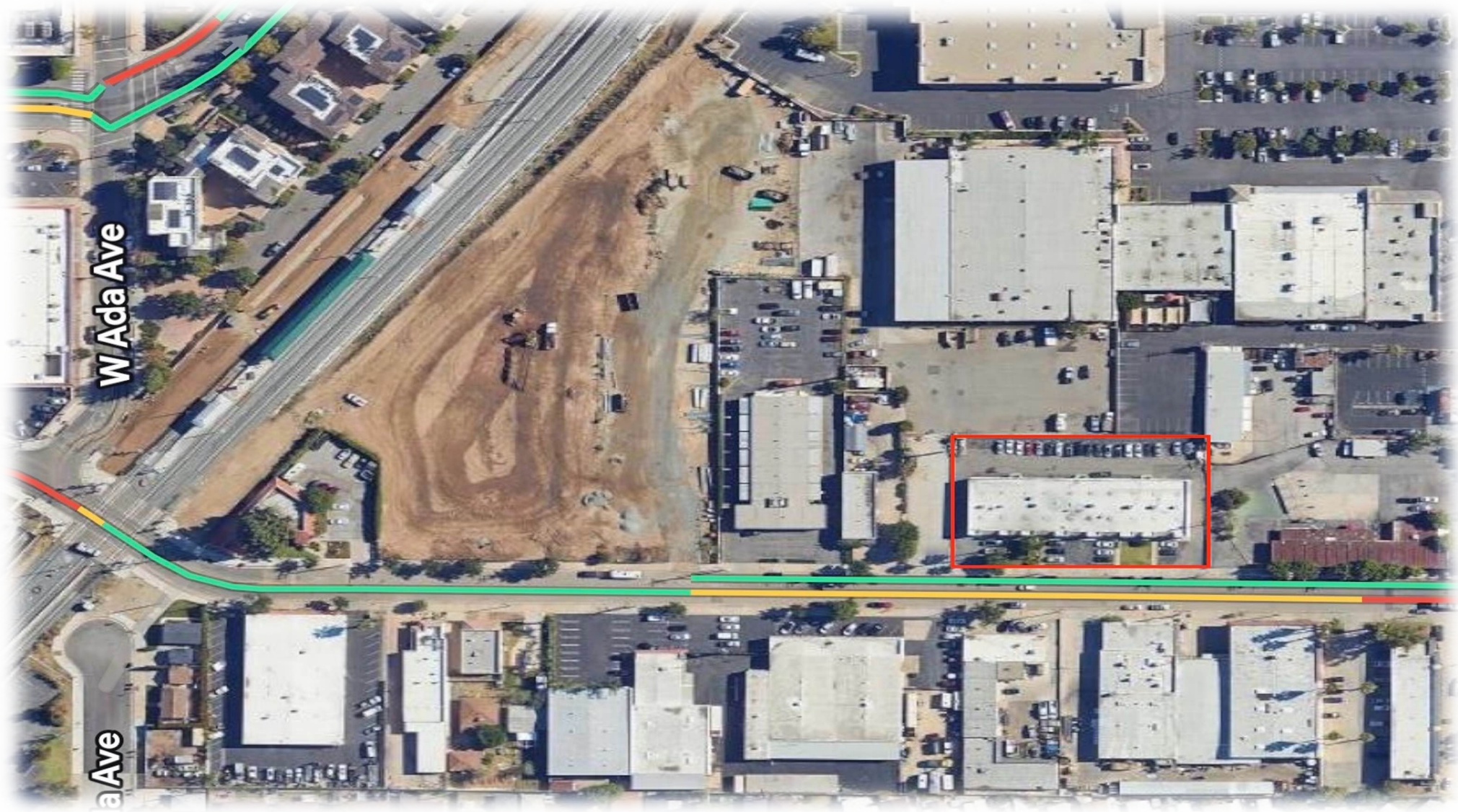
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Rear Parking and Yard Space



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