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2346 Durfee Ave

El Monte, CA 91732

Industrial / Mixed-Use Property For Sale

Asking Price: \$1,500,000 / \$350.00/sf

BUILDING
4,280 SF

LOT
13,046 SF (0.30 AC)

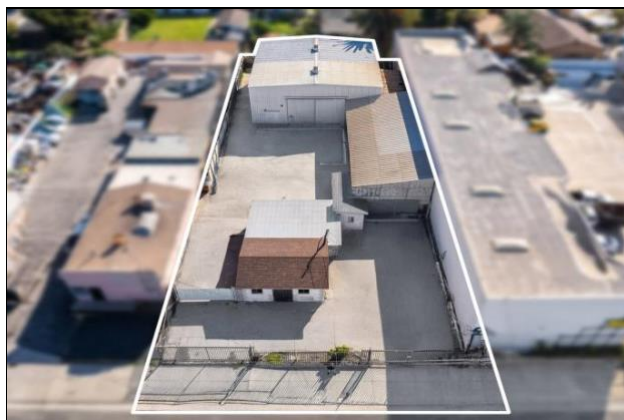
ZONING
EMM1*

Confidential - For informational purposes only. Information deemed reliable but not guaranteed. Buyer to verify all information.



EXECUTIVE SUMMARY

Rare mixed-use opportunity in El Monte's commercial corridor. The property offers a high-ceiling warehouse, street-facing office/retail space, and a large gated yard ideal for parking, loading, outdoor storage, or equipment staging. Tenant occupied on a month-to-month basis - well suited for owner-users or investors.



INVESTMENT HIGHLIGHTS

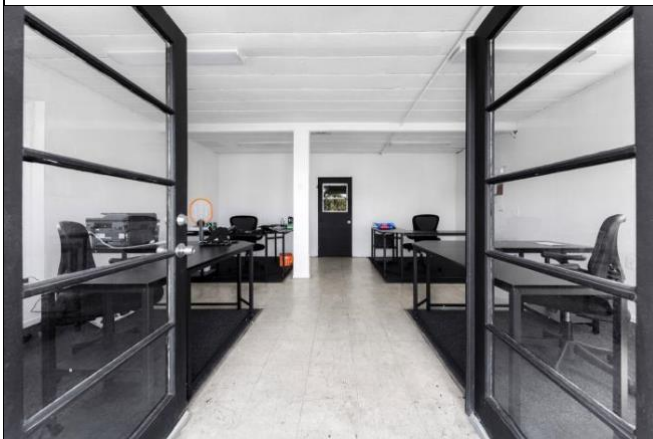
- Flexible mixed-use zoning (buyer to verify permitted uses).
- 13,046 SF gated lot with private iron gate - ideal for parking, loading, outdoor storage, or equipment staging.
- Street frontage on Durfee Avenue with strong visibility and signage potential.
- 21' clear height warehouse with one grade-level door.
- Easy access to I-10, SR-60, and I-605 freeways.

PROPERTY FACTS

Sale Type	Investment or Owner User
Occupancy	Tenant occupied (Month-to-Month)
Property Type	Industrial
Property Subtype	Warehouse / Office
Building Class	C
Lot Size	0.30 AC (13,046 SF)
Rentable Building Area	4,280 SF
No. Stories	1
Year Built	1980
Clear Ceiling Height	21'
Drive-In / Grade-Level Doors	1
Zoning	EMM1*
APN	8108-013-003



PHOTO GALLERY



Additional photos and due diligence materials available upon request.



CONTACT

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