



624 Palm Ave

624 Palm Ave, Alhambra, CA 91803



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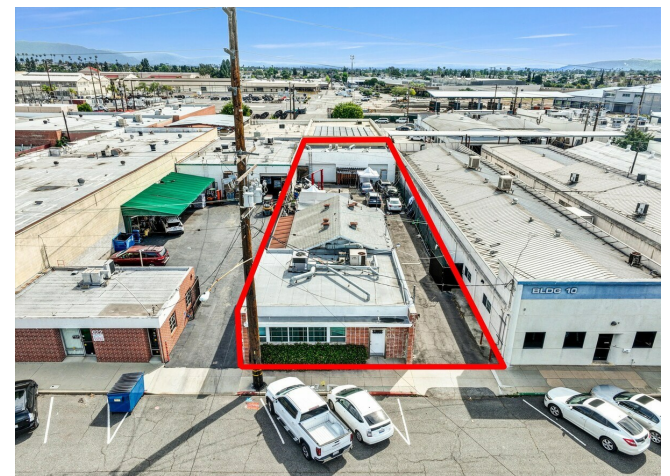
\$1,400,000

Presenting a value-add commercial office and warehouse opportunity in one of the most sought-after industrial corridors of Alhambra, within the San Gabriel Valley.

This versatile two-building property totals 4,240 SF on a 9,997 SF lot, featuring 2,026 SF of street-facing office/retail space and 2,250 SF of rear warehouse. The front unit offers excellent visibility and flexibility for showroom, retail, or office use, while the rear warehouse provides functional space for storage, operations, or light industrial use.

The property offers significant redevelopment potential, with favorable zoning and minimal parking requirements (buyer to verify). Investors and owner-users...

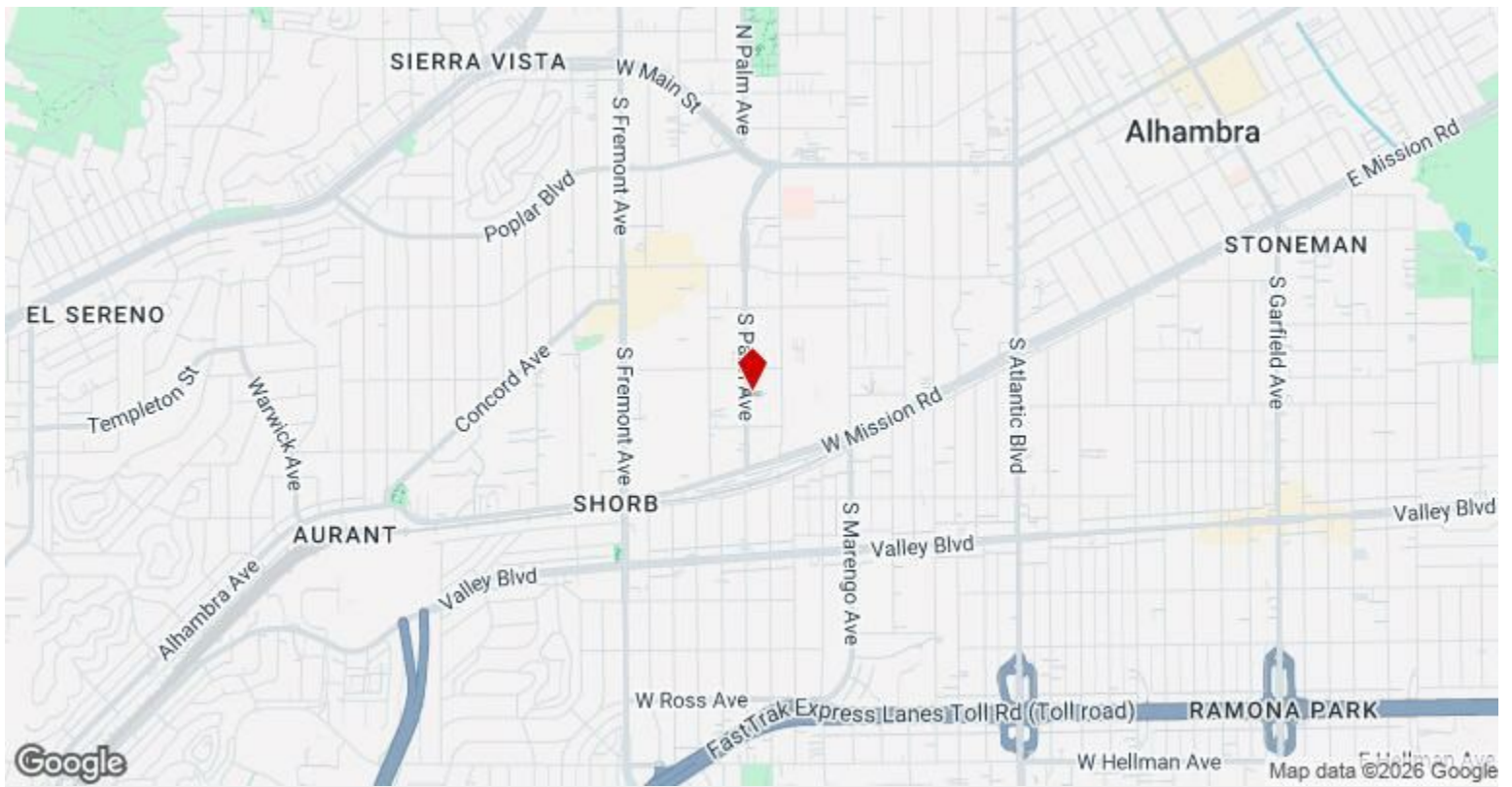
- Office/Flex Industrial Property.
- Centrally located in Alhambra, close to FWY 710 and FWY 10.
- The front building will be used for office, the rear building will be used as a flex industrial space.
- Potential for redevelopment.



Price:	\$1,400,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.24 AC
Gross Building Area:	4,276 SF
Rentable Building Area:	4,276 SF
No. Stories:	1
Year Built:	1936
Tenancy:	Single
Parking Ratio:	1.49/1,000 SF
Clear Ceiling Height:	14 FT
No. Drive In / Grade-Level Doors:	2
Zoning Description:	ALMPD*

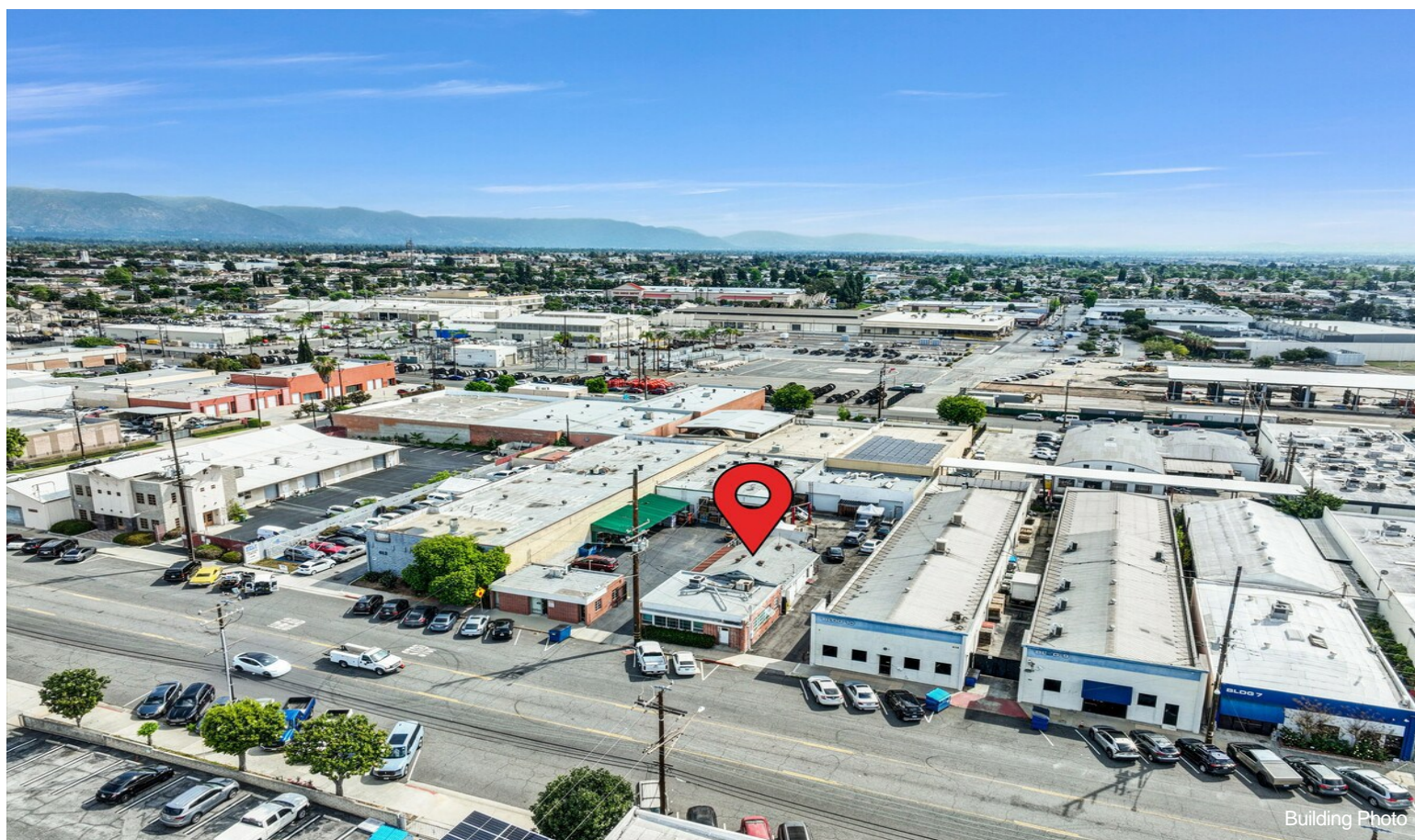
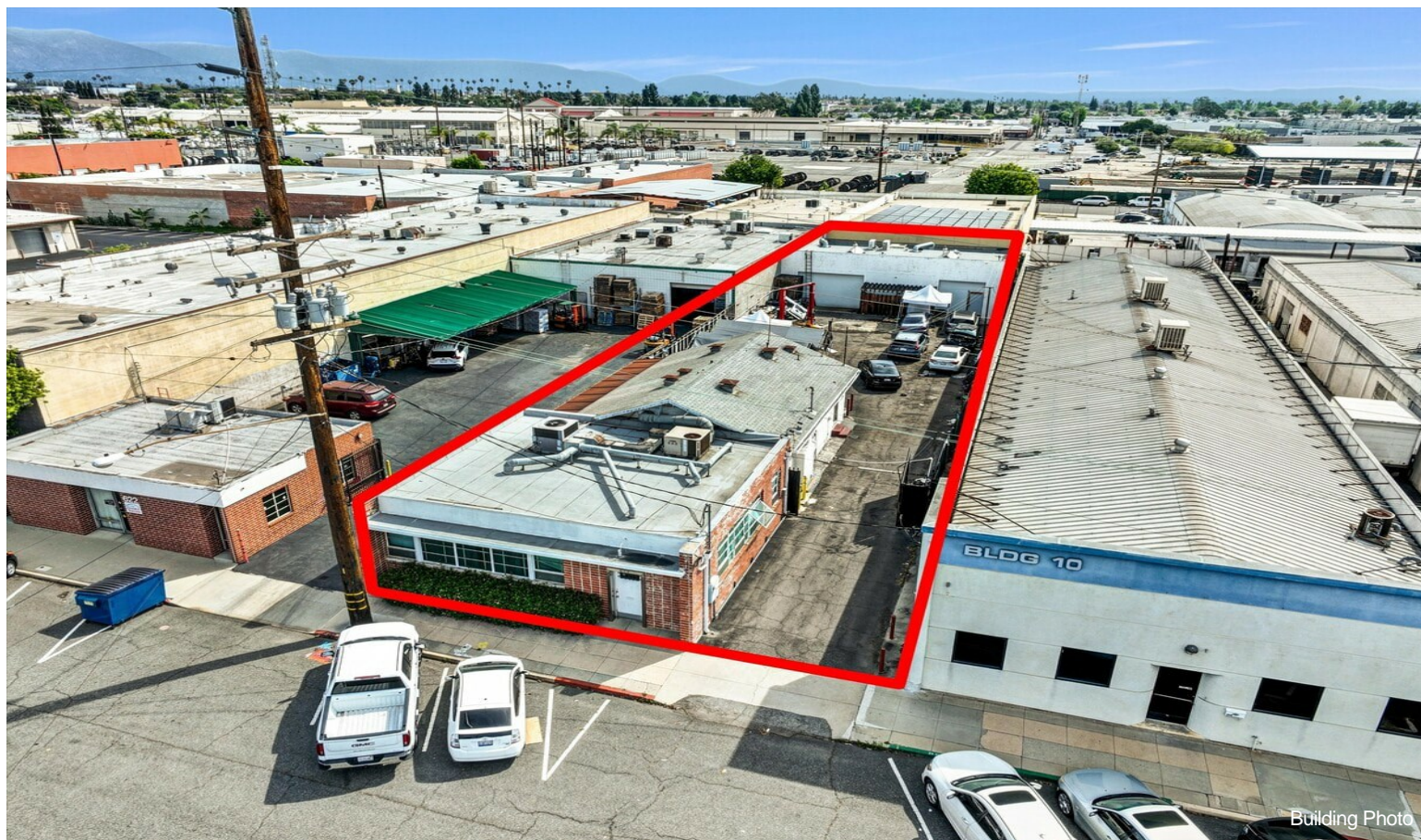
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Jiangxi Federation Of USA	-	

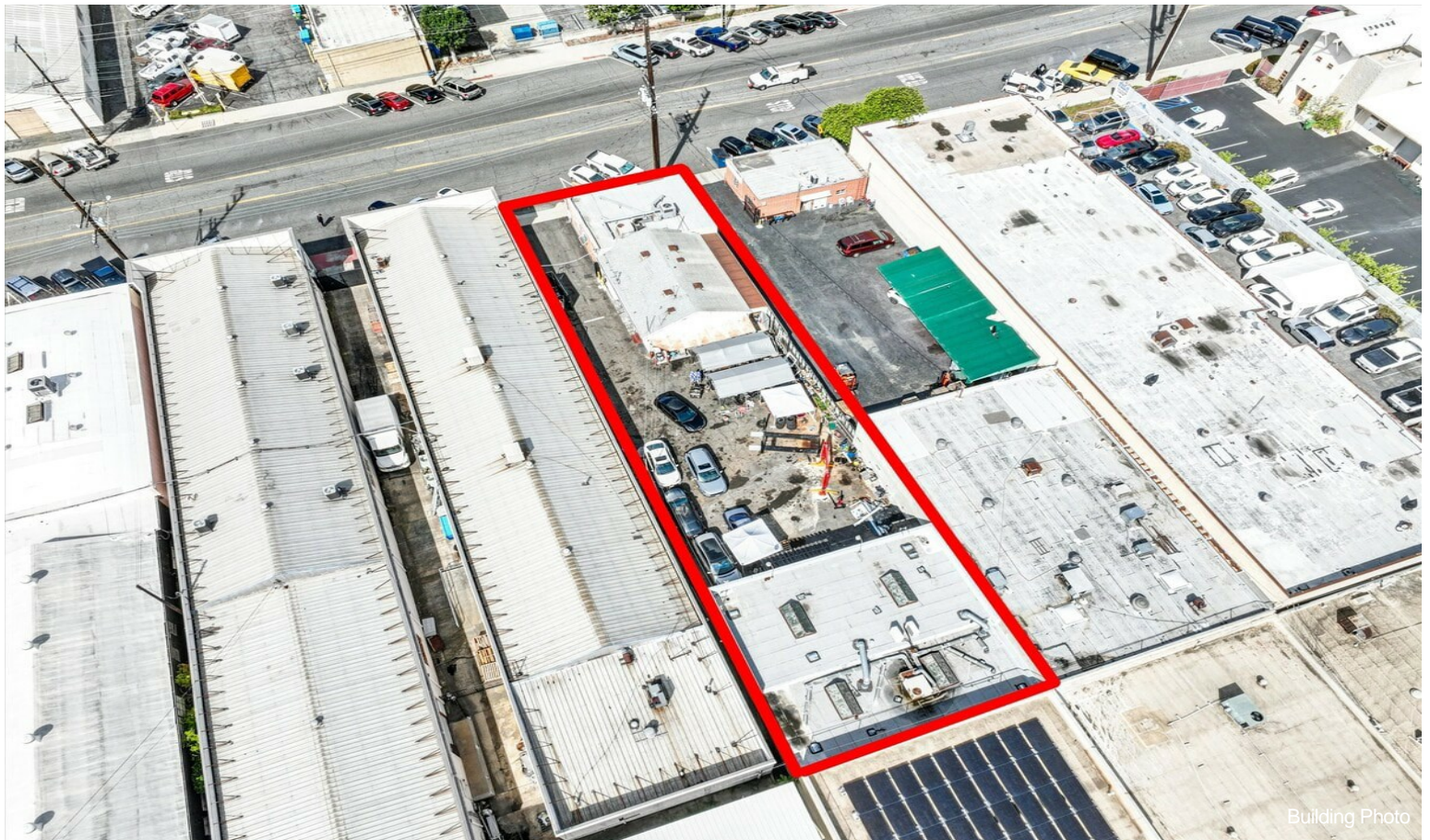
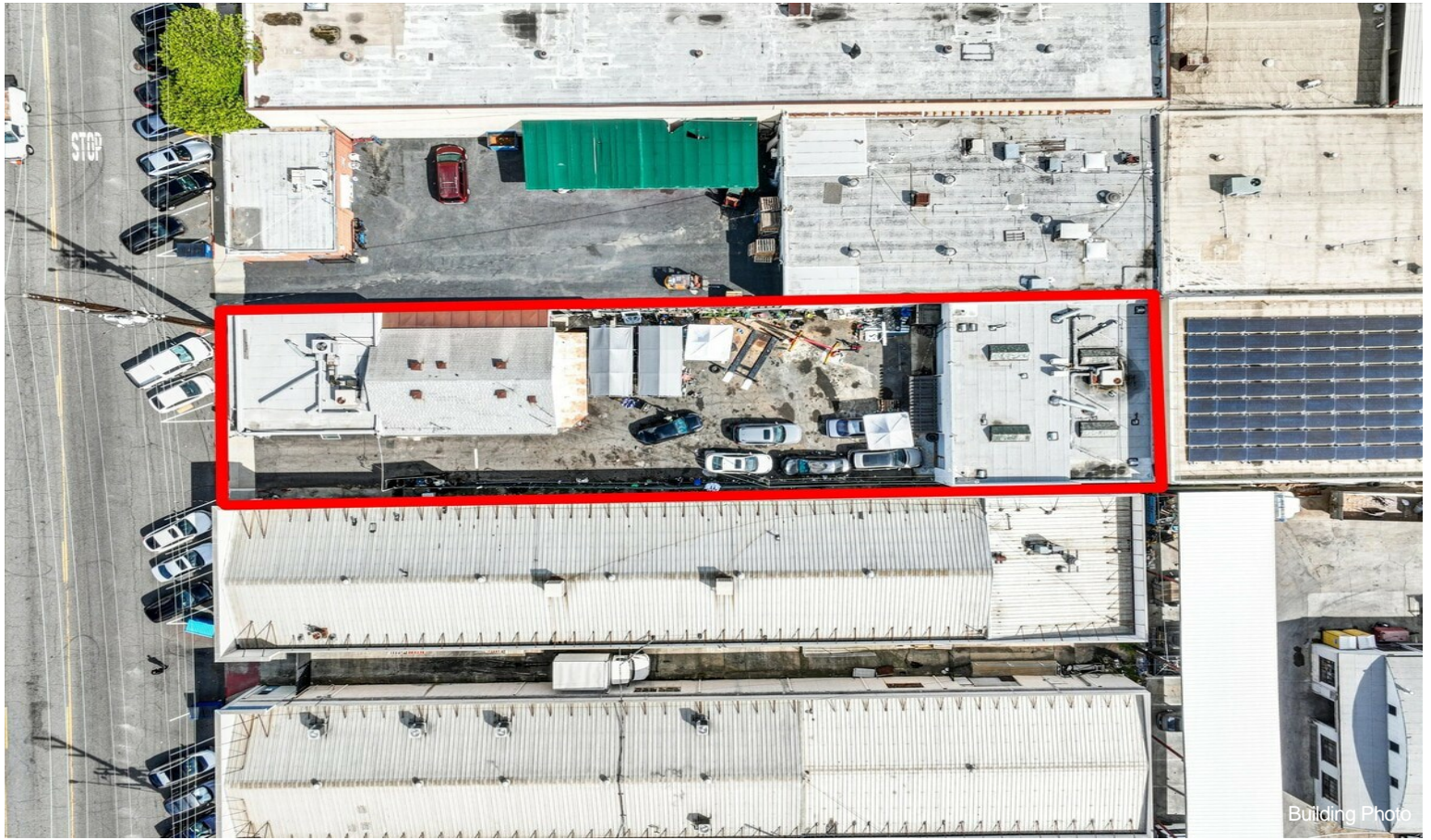


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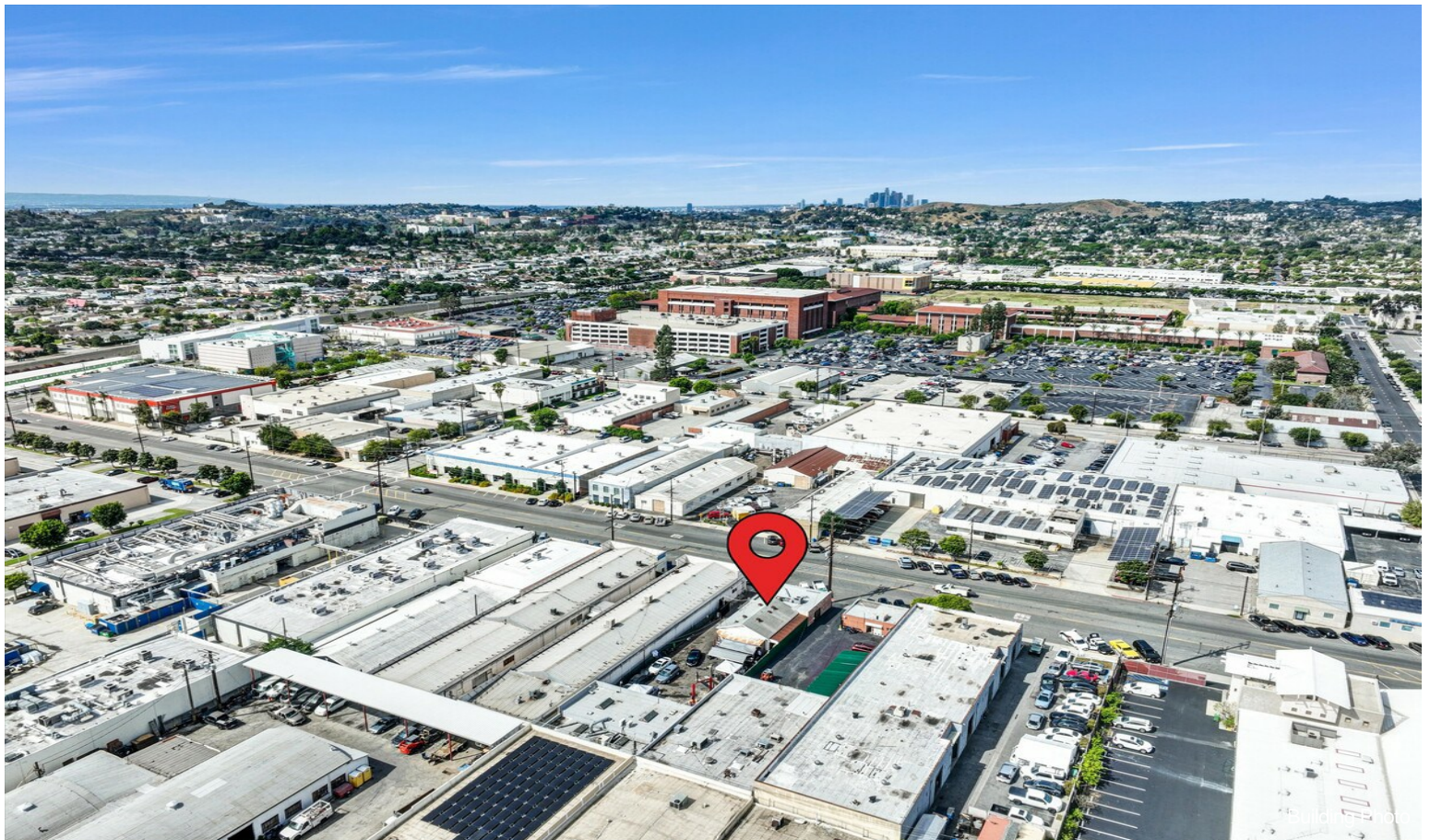
Property Photos



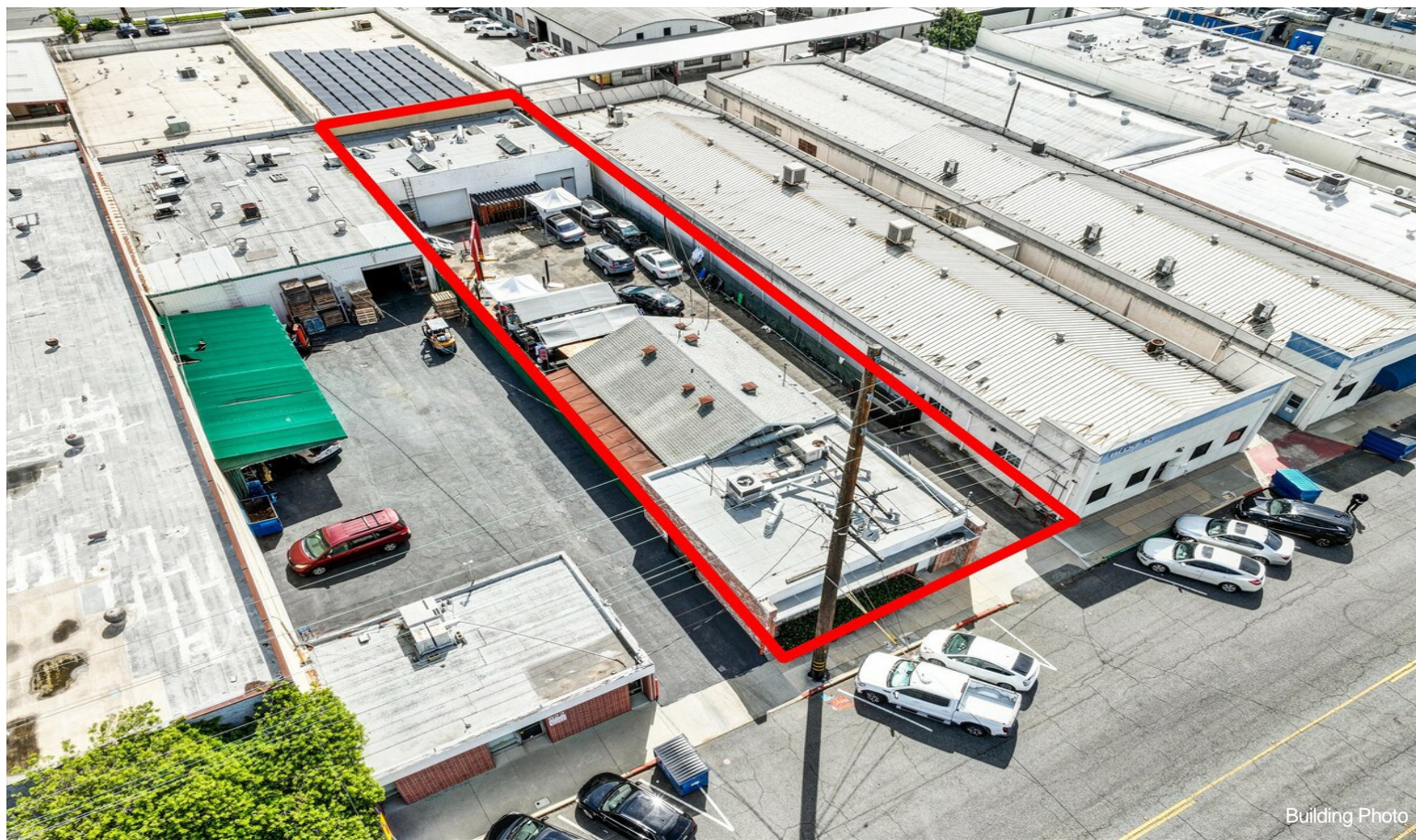
Property Photos



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo