



RE/MAX
COMMERCIAL

27,840 SF MIXED-USE DEVELOPMENT SITE

MIXED-USE DEVELOPMENT-OFFICE/CONTRACTOR YARD

8464 GARVEY AVENUE | ROSEMEAD, CA 91770

ASKING PRICE

\$2,375,000

±27,840 SF

TOTAL SITE

4

ADJOINING PARCELS

±1,301 SF

OFFICE

±624 SF

STORAGE

±1,612 SF

COVERED WORK AREA

INVESTMENT HIGHLIGHTS

- Prime Garvey Avenue frontage and visibility
- Four contiguous, generally rectangular parcels
- Fenced and gated yard with existing improvements
- C-3 (RC-MUDO) (D-O) mixed-use zoning overlay
- Ideal for owner-user, developer or land investor
- Convenient access to I-10, SR-60, I-605 and I-710

APNs

5283-003-002 | 5283-003-003

5283-003-004 | 5283-003-005



**UNLIMITED
POTENTIAL**

Buyer to verify all uses
with the City of Rosemead

BROKER CONTACTS

FRANK QUINTANILLA

RE/MAX Champions | DRE #01893477

(626) 975-5656 | FRANK@SOLDBYFRANKQ.COM

STEVEN CHENG

Broker Associate | DRE #01262684

(909) 499-2078 | STEVEN.REMAXCHAMPIONS@GMAIL.COM

**RE/MAX
CHAMPIONS**

Information is from sources deemed reliable but is not guaranteed. Buyer shall independently verify zoning, permitted uses, measurements, improvements and development potential with the City of Rosemead and appropriate professionals.