

EXCLUSIVE LISTING

252 W Chestnut Ave, Monrovia, CA 91016

Extremely Rare 2023-Built Industrial Condominium | Owner-User or Sale-Leaseback

Excellent Location near Old Town Monrovia, Excellent Curb appeal, Zoning allows Wide Range of Uses



SUMMARY

Subject Property:	252 W Chestnut Ave Monrovia, CA 91016
Price:	\$920,000
Price Per SF:	\$582
Year Built:	2023
Building Size:	1,580 SF
Lot Area:	33,134 SF
APN / Zoning:	8508-005-060 / MOM
Parking:	2 Dedicated Parking 12 Guest Parking for Complex

Investment Highlights

- Unmatched Flexibility:** Offered as a rare opportunity for an Owner-User to occupy modern space or as an investment via a Sale-Leaseback structure.
- Strategic Corner Location:** Situated on the corner of Chestnut Ave and Magnolia Ave, just two blocks north of Huntington Drive and two blocks west of Old Town Monrovia.
- Superb Demographics:** Located in a highly affluent area boasting an average household income of ±\$140,264 within a 1-mile radius.
- Regional Connectivity:** Provides excellent access to the 210 and 605 Freeways, seamlessly linking the property to the broader Southern California market.
- Transit-Oriented & Walkable:** Features a "Walker's Paradise" Walk Score of 93, positioned within walking distance of the Metro Gold Line Station, parks, and top-tier city amenities.
- Nearly Brand-New Construction:** Built in 2023 within a larger complex, featuring pristine curb appeal and a clean, modern façade.
- Optimized Floor Plan:** Offers a well-distributed layout comprising ±1,140 SF of warehouse space and ±440 SF of office space (Buyer to verify).
- Premium Industrial Features:** Equipped with 18-foot warehouse clearance, a 10-foot commercial roll-up door, and a robust 250-AMP electrical panel.
- Modern Systems:** All mechanical, electrical, plumbing, roof, and HVAC systems are approximately three years old, significantly minimizing future capital expenditures.
- M-Zoning:** Highly versatile "M" zoning allows for a wide range of commercial and industrial uses.
- Ample Parking:** Includes two dedicated spaces at the front, plus access to 12 shared guest spaces within the complex.

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Walk Score
93

Walker's Paradise

Daily errands do not require a car.

Exclusively Listed By:

HAN WIDJAJA CHEN

626.594.4900

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Broker License# 01749321

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SANTA ANITA PARK



PASADENA



CITY OF SIERRA MADRE



THE SHOPS AT SANTA ANITA



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HUNTINGTON DR. CORRIDOR



252 W CHESTNUT AVE



HUNTINGTON OAKS CENTER



THE SHOPS AT SANTA ANITA

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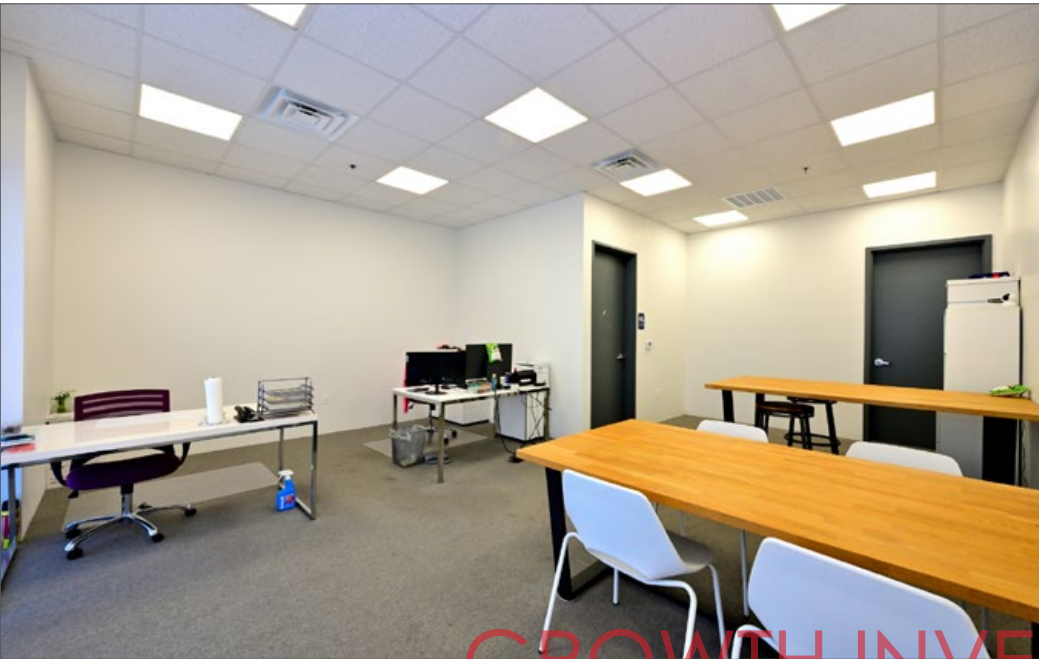
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