



146 E Walnut Ave

146 E Walnut Ave, Monrovia, CA 91016

Victor Liu

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146 E Walnut Ave

\$1,200,000

Exceptional owner-user or investment opportunity in the heart of Monrovia. This well-maintained professional office building offers approximately 1,620 square feet of functional workspace situated on an approximately 8,190-square-foot corner lot with convenient alley access. Currently configured as a medical/professional office, the property provides a highly functional layout ideal for a variety of healthcare and professional service users.

The interior features a welcoming reception and waiting area, six patient rooms, one lab area, one break room, two restrooms, storage space, and flexible administrative workspace. Central heating and air conditioning provide year-round comfort for staff and clients. The efficient floor plan allows for immediate occupancy by medical, wellness, therapy, dental, aesthetic, or other professional office users.

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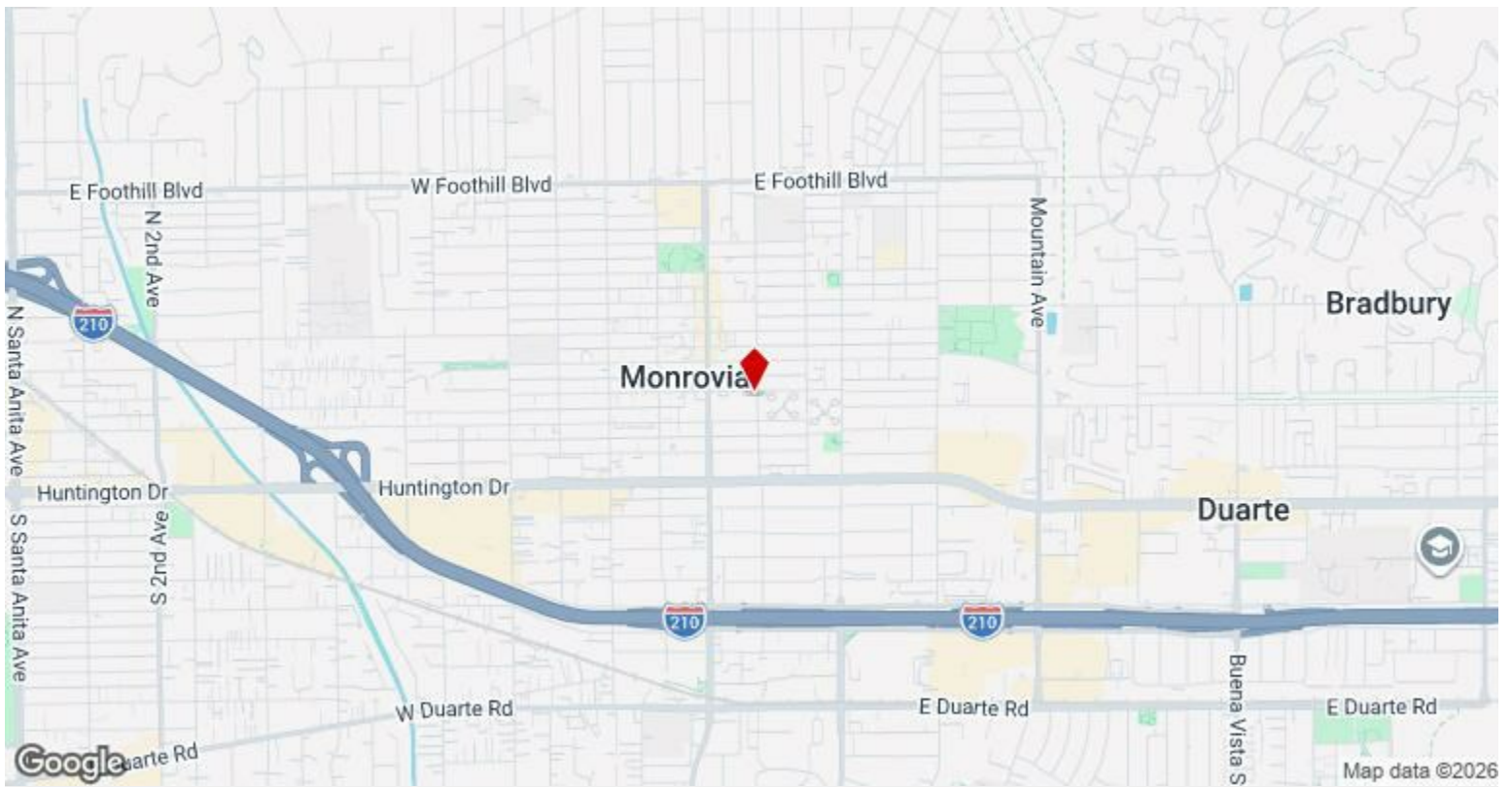
- Central to downtown Monrovia
- Walking to City Parking
- Corner lot - good traffic



Price:	\$1,200,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	5.00%
Lot Size:	8,191 SF
Gross Building Area:	1,620 SF
Rentable Building Area:	1,620 SF
No. Stories:	1
Year Built:	1908
Tenancy:	Single
Parking Ratio:	3.09/1,000 SF
Zoning Description:	MOM
APN / Parcel ID:	8508-007-032

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Origin Natural Care	-	



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Property Photos



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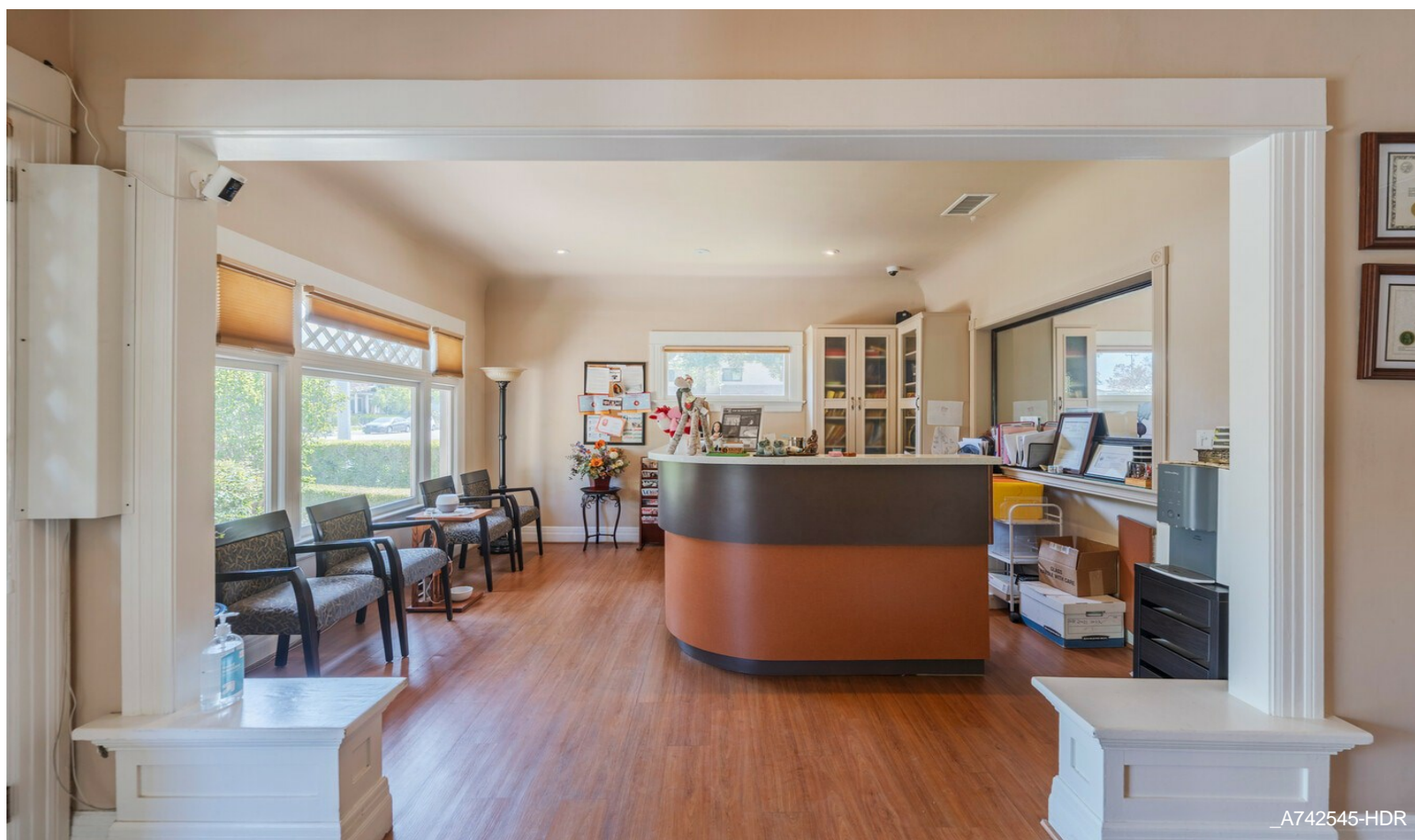
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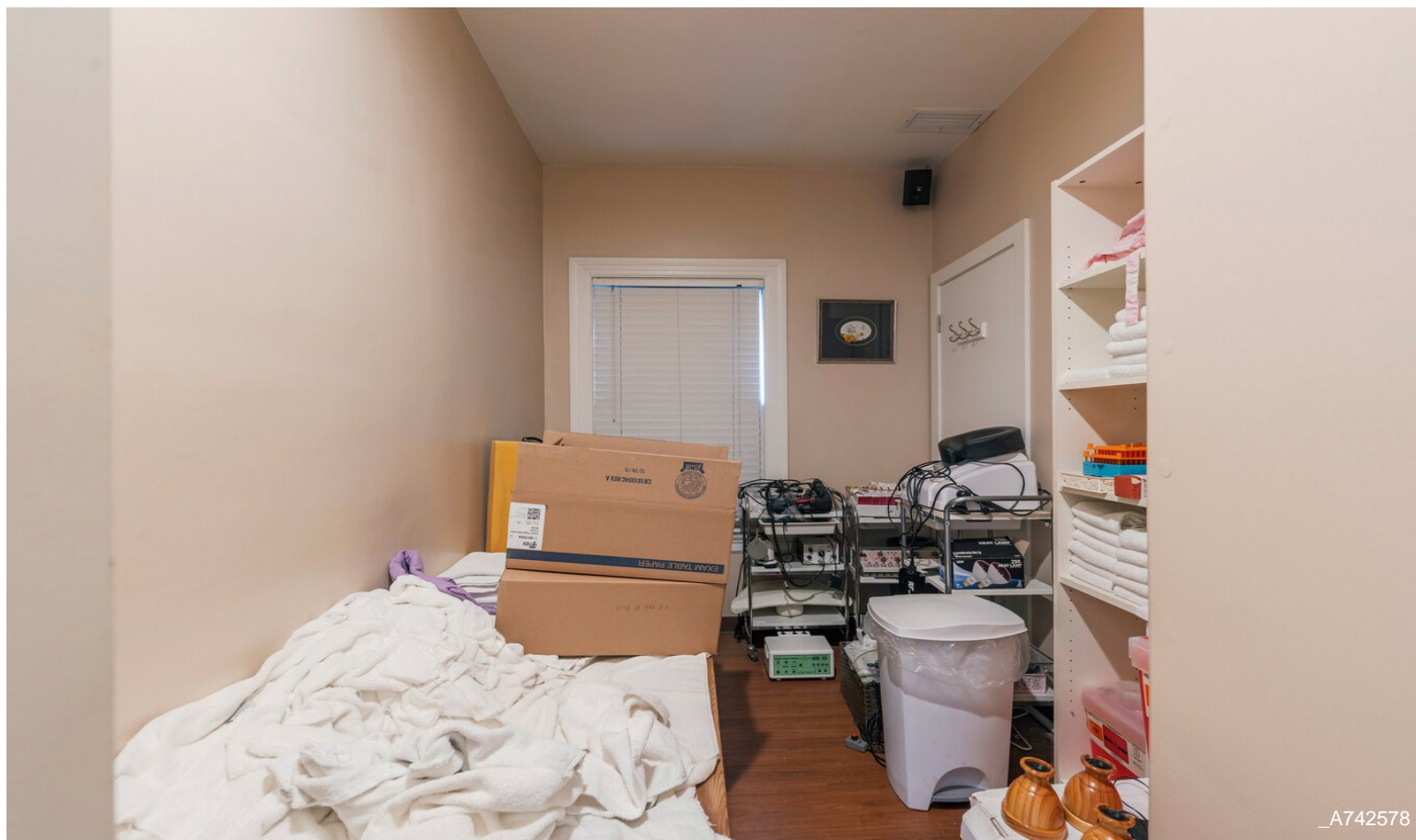
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