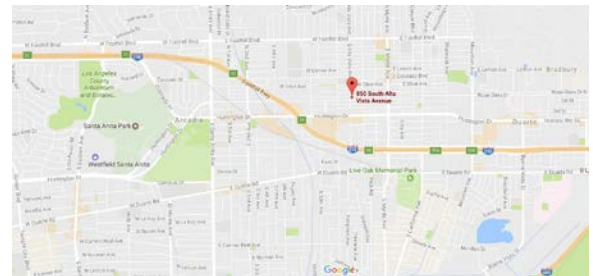
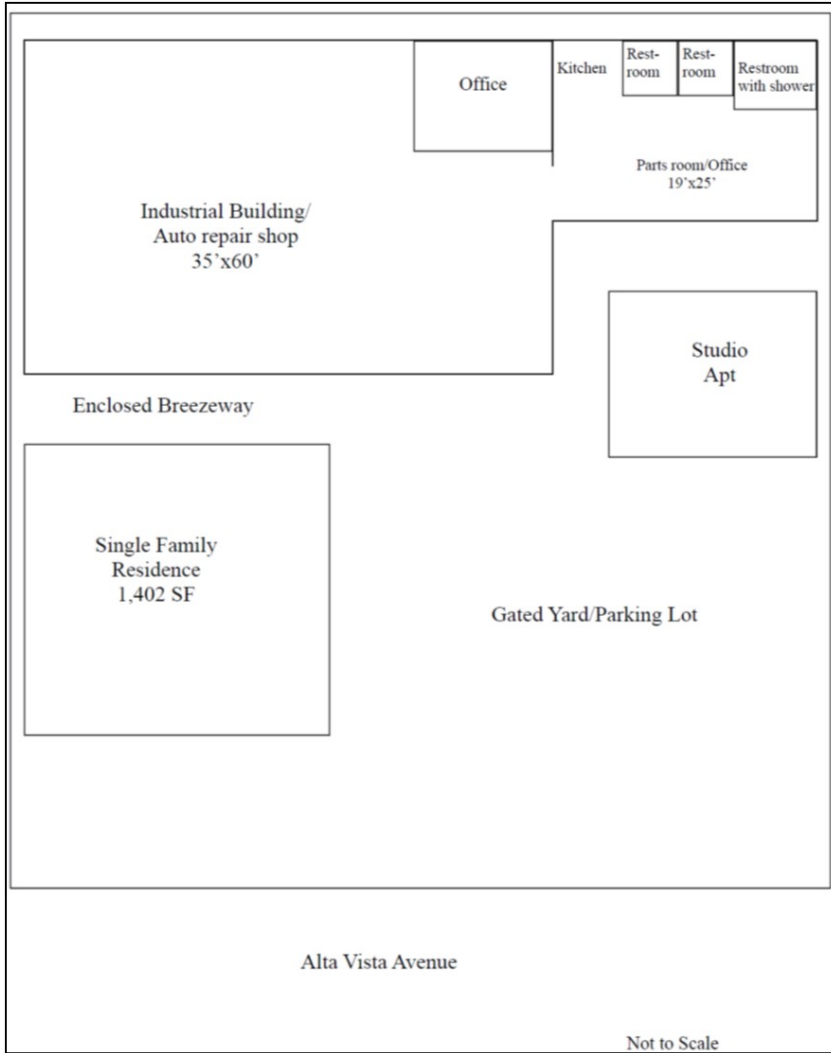




Mixed Use- Residential & Automotive/Industrial

850 S. Alta Vista Avenue Monrovia, CA 91016
For Sale: \$1,175,000

- Remodeled Single Family Residence with 1,402 SF plus Bonus Detached Studio Apartment for Additional Income.
- Warehouse/flex area has 2,600 SF with 12-14-foot minimum clear height, two ground level doors, kitchen, office, two restrooms with shower, high gloss sealed concrete floor and 200 AMP 240 Volt Power.
- Fenced and secured parking lot with alley access. Additional street parking.
- Manufacturing zoning allows light industrial, flex, automotive, showcasing collectibles, etc. Check use with City of Monrovia.
- Walking distance to Old Town Restaurants, shopping, banks and two blocks north of Huntington Drive. A few blocks to restaurant row.
- Two blocks north of Huntington. One mile from 210 freeway entrance.



Population Estimates			
	2 Mile	5 Miles	10 Miles
Population (2020)	73,014	312,188	1,300,723
Average HH Income	\$108,811	\$105,170	\$97,982
Total Consumer Spending	\$779.6 Million	\$3.1 Billion	\$12.3 Billion

All information deemed reliable but not guaranteed. Buyer to verify zoning, square footage and other information.



Top Commercial Realty
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