



2,500 SF Church Building in Monrovia

For Sale: 303 S. Alta Vista Avenue Monrovia, CA 91016

- Approximate 2,500 SF free-standing building situated on the corner of Alta Vista and Palm Avenue. The property has been used as a church for the past 25+ years. Zoning is currently multi-family medium-density.
- The building has a large chapel/sanctuary room, two restrooms, offices, meeting rooms, nursery room, teen room, storage rooms, kitchen and foyer.
- It has a rear parking lot with 6 spaces, side yard for storage and a fenced front yard area that could be used for a playground for a children's program.
- Possible to change layout to accommodate various religious uses, potential for daycare facility, etc. Please check with the city planning office for use.
- Located 2 blocks south of Foothill Blvd and 2 blocks West of Old Town Monrovia. Great location in a quiet neighborhood.



Property Description

Total Building Square Footage:

Approx. 2,500 Square Feet

Lot Size:

6,239 Square Feet

APN:

8505-008-012

Year Built:

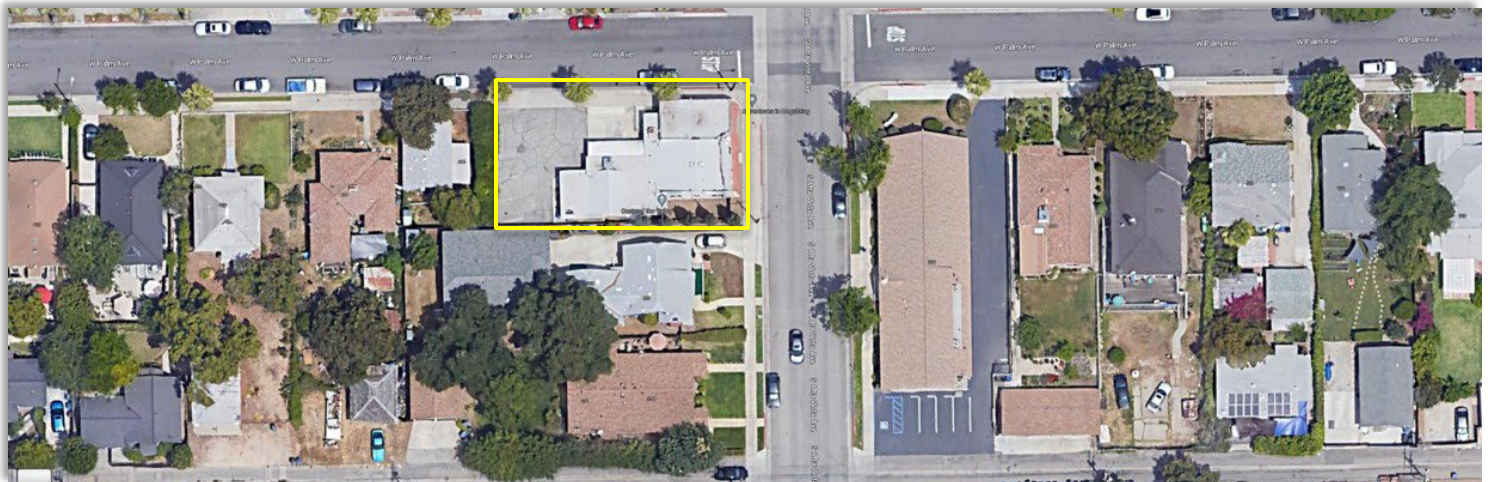
1923

Parking Spaces:

6 Spaces

Zoning:

RM- Medium Density. Used as a church for the last 25+ years. Call City Planning Department to discuss zoning and use.



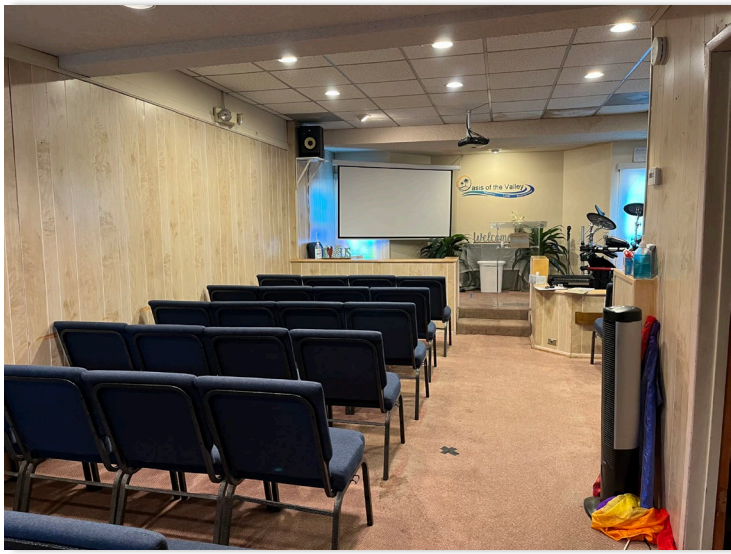
Top Commercial Realty

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



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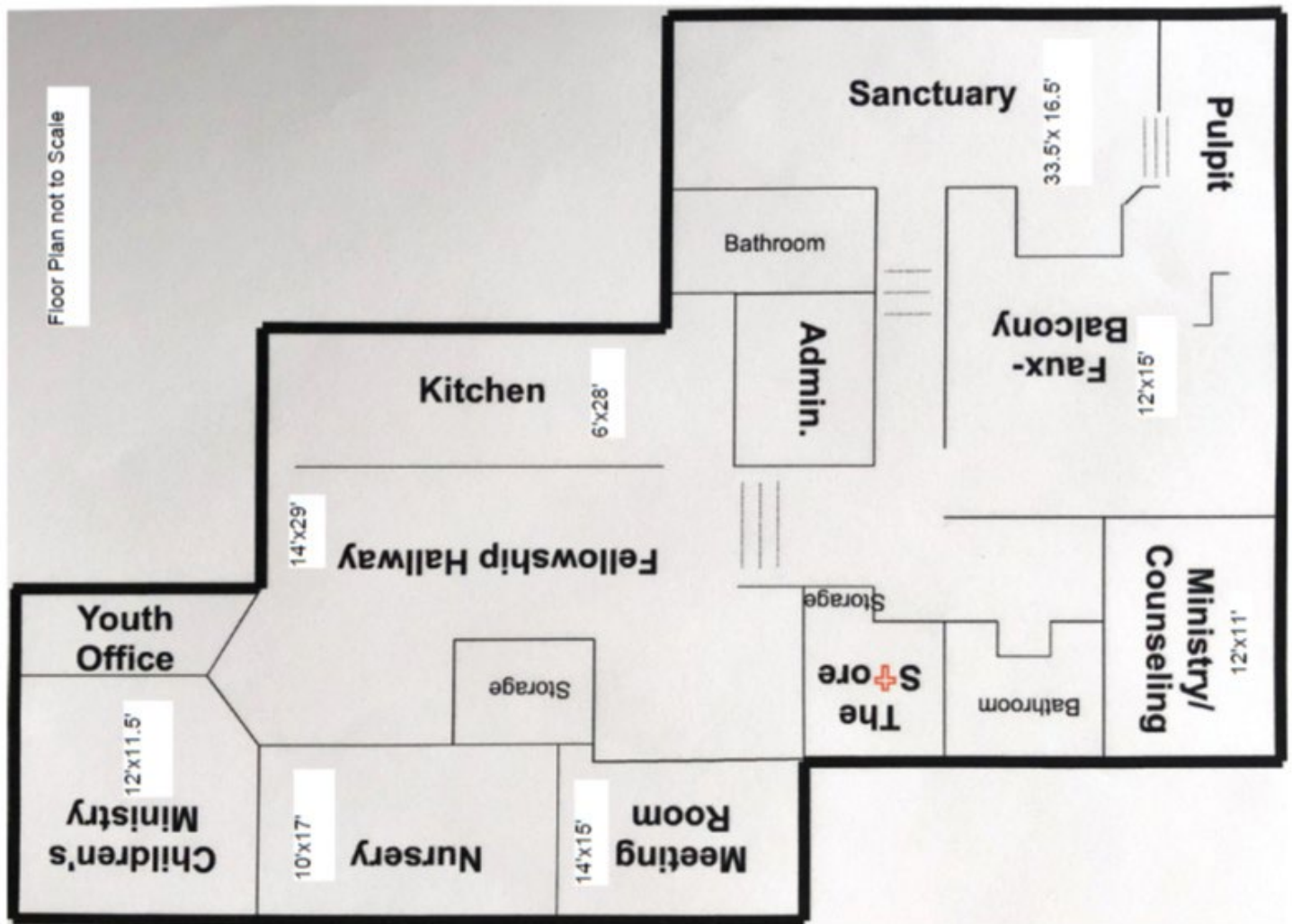
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303 S. Alta Vista Avenue Monrovia Floor Plan



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2022)	62,211	258,847	1,223,511
Average HH Income	\$116,470	\$112,476	\$103,787
Median Home Value	\$824,150 2022 Data		



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