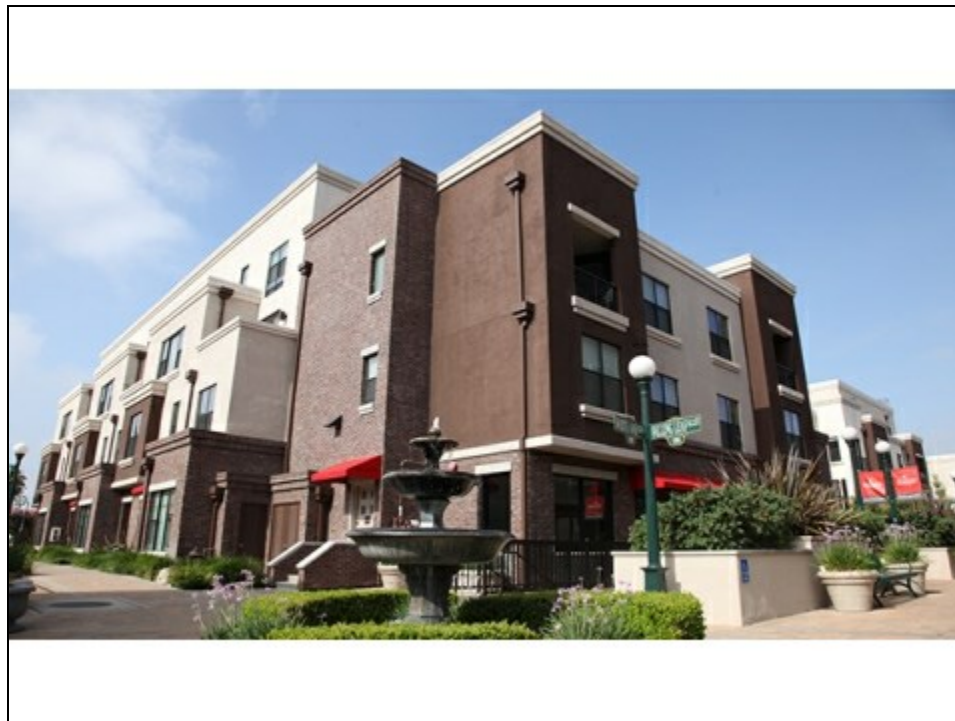


Properties for Sale

1 519 Falling Leaf Alley, Monrovia, CA 91016



Property Details

Price	\$525,000
Building Size	1,107 SF
Lot Size	96,000 SF
Price/SF	\$474.25 /SF
Property Type	Retail
Property Sub-type	Street Retail
Additional Sub-types	Medical Office Retail Condo Office Condo
Property Use Type	Vacant/Owner-User
Commission Split	3%
No. Stories	3
Year Built	2007
Tax ID/APN	8516-023-143
Status	Active

Property Notes

Property Description

1,107 SF retail/condo unit located in the heart of Old Town Monrovia in the Colorado Commons mixed use development. This unit has an open floor plan with hardwood floors, two entrance doors (possible to divide for two businesses) and an exposed ceiling which provides a creative and open atmosphere. Last used as a salon with plumbing for sinks in place. Possible for retail, office, medical, etc. Immaculately maintained grounds and responsive on site property management.

Location Description

Colorado Commons is a large mixed use development with 68 residential units and five commercial units. It has a large parking structure with about 180 parking spaces. Located at the heart of Old Town between Lemon and Colorado off Myrtle. Walking distances to Old Town businesses and restaurants. Close access to the 210 and 605 freeways.