



## Medical Office Building for Sale

2322 S. Garfield Avenue Monterey Park, CA 91754

For Sale: \$872,000

- Successful medical practice for over 30 years! First time on the market!
- 1,524 SF building situated on approximately 4K SF of land.
- Four exam rooms with plumbing, lab, waiting area, reception, doctors office, two restrooms (one for patients and one for staff) and filing room.
- Possible Rheumatology Medical Practice for sale separately- Owner retiring!
- Rear parking lot with 5-6 spaces including handicap parking and handi-cap access. Parking lot accessed from alley. Front street parking available.
- Direct access from the 60 Freeway via highly trafficked Garfield Avenue.
- Excellent signage on front façade of building with good visibility.



Population Estimates			
	1 Mile	3 Miles	5 Miles
Population (2018)	39,345	263,836	289,521
Median HH Income	\$64,650	\$50,583	\$55,117
Daytime Population	29,660	121,323	266,120

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



Top Commercial Realty

Linda Vidov-Elkaim, CA Broker Lic#1715788

100 W Lemon Ave Suite 101 • Monrovia, CA 91016

o: 626.358.8287/c: 626.399.3715 • Linda@TopComRealty.com • www.TopComRealty.com