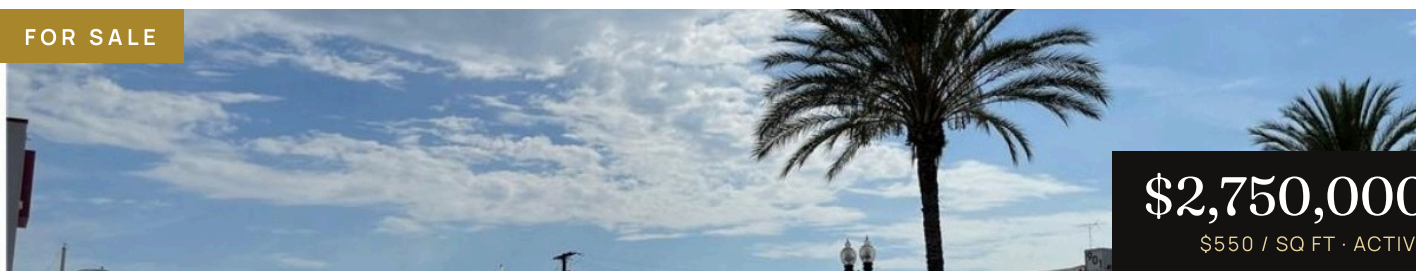


FOR SALE


\$2,750,000

\$550 / SQ FT · ACTIVE

MEDICAL / PROFESSIONAL OFFICE BUILDING

901 W Whittier Blvd

Montebello, CA 90640 · Montebello town center

BUILDING 5,000 SF	LOT 8,375 SF	PARKING 8 spaces	BUILT 1949	REMODELED 2013
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- Rebuilt in 2013: heavy-duty central air, plumbing, electrical, walls, floors and fixtures.
- Move-in ready healthcare layout: reception, wide hallways, staff area and private offices.
- Accessible entry and restrooms; 24/7 alarm, cameras, network wiring.
- Near Beverly Hospital, minutes to the 5, 60 and 605, strong monument signage.

PRIVATE SHOWINGS BY APPOINTMENT

Schedule a showing

(323) 423-4613
fbarajas@diversifiedworksinc.com

Send buyer name, two time windows, and proof of funds or pre-qualification.

MY BUY BOX

Tell us what you're looking for.

Send a price range, a target market, and the return you need — or send this page back filled in. We'll return deals that fit and a one-page pro forma on each. No list rental, no drip campaign, no obligation — and if we don't have anything worth your time that month, you won't hear from us.

Serving Los Angeles, Orange, San Bernardino and Riverside counties. Residential, small multifamily, and commercial.

 Name Email

 Phone (optional)

 I am ☐ Investor ☐ Buyer ☐ Seller ☐ Agent/Broker ☐ Lender

 Price range e.g. \$250K-\$600K Target markets Cities or counties

 Return you need (optional) e.g. \$200/mo cash flow, 1.25 DSCR, 7% cap

 Anything else (optional) Strategy, property types, timeline, 1031 dates...
☐ Also send me the Investor Packet (licence, full disclaimer and the calculator as a PDF).

☐ I agree that Diversified Works Inc. may contact me by phone, text or email about my inquiry. Message and data rates may apply; reply STOP to opt out of texts. Consent is not a condition of any purchase or service.

☐ Do Not Call — please don't phone or text me. Contact me by email only.

[Opt out - Do Not Call](#)

SEND MY BUY BOX

diversifiedworksinc.com/investorRunTheNumbers

FOR BROKERS & AGENTS

Refer your investor clients. Keep the relationship.

- 1 Submit your client's criteria**
Strategy, price range, financing, areas, returns, timeline.
- 2 Sign a written referral agreement**
Signed before we contact your client.
- 3 We screen deals against the buy box**
Cash flow, coverage, cap rate, rent-to-price.
- 4 Your client approves in writing**
No offer goes out without it.

Fix & flip 1031 exchange Rentals Multifamily Commercial

Referral fees paid only to licensed brokers under a written agreement signed before client contact.

REFER A CLIENT

diversifiedworksinc.com/brokerReferral


Fortunato Barajas, REALTOR® · Listing Agent · **Hablamos Español**
 CA DRE #01825344 · (323) 423-4613 · support@diversifiedworksinc.com

Diversified Works Inc. · Broker of Record: Jerry Corona, CA DRE #00941523
 13200 Crossroads Pkwy N, Suite 480, City of Industry, CA 91746



Equal Housing Opportunity. Information is from the seller and third-party sources including CRMLS and is deemed reliable but not guaranteed; buyers should verify square footage, condition, permitted use, equipment and licenses independently. Thresholds are illustrative estimates, not financial advice or a loan commitment. Not a solicitation where the brokerage is not licensed; no agency relationship without a separate written agreement.