

901 W Whittier Blvd

Montebello, CA 90640

\$2,750,000

● ACTIVE | COMMERCIAL / OFFICE

\$550 / sq ft



PROPERTY TYPE	BUILDING SQ FT	LOT SQ FT	PARKING	YEAR BUILT
Office	5,000	8,375	8 spaces	1949

PROPERTY DESCRIPTION

A specialty healthcare commercial building, freshly painted and well maintained, set among mature trees and landscaping. Remodeled in 2013 from the ground up – heavy-duty central air, walls, plumbing, electrical, floors, and fixtures all replaced. Move-in ready with healthcare and technology features in a comfortable, professional environment.

The main entrance has wide glass double doors with an accessible entrance at street level, a low counter, restrooms, and accessible fixtures. An ample reception area opens to wide double hallways and spacious offices. Large street-facing windows provide natural light and a wide street view, with solid wood doors throughout. Staff and visitor restrooms with accessible access are located at both the entrance and rear of the building.

Security includes 24/7 alarm monitoring with interior and exterior cameras and DVR, plus an optional key-card entry at the rear exit and twin passage hall doors on both sides of the building. The layout offers a staff area behind the front-desk counter and specialty offices from side to middle to front-to-rear. Optional medical and dental furnishings are available, including dental chairs, lights, and an x-ray machine with associated software (equipment and any related licenses subject to separate verification and transfer).

Additional features: electric water heater plumbed to each sink, large storage rooms with shelving and closets, internet network wiring in every room with employee and guest Wi-Fi, digital network telephones and copper landline jacks, and available Direct TV and cable service. A laundry room with water and drain connections is included.

LOCATION & ACCESS

Located in the Montebello town center near Beverly Hospital and emergency services. Direct access from the 5, 60, and 605 freeways, situated between Montebello Blvd and Garfield Blvd. Surrounded by established commercial corridors, retail centers, and municipal offices, with steady traffic along the main streets.

LISTING REPRESENTATION

LISTING AGENT

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BROKER OF RECORD

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