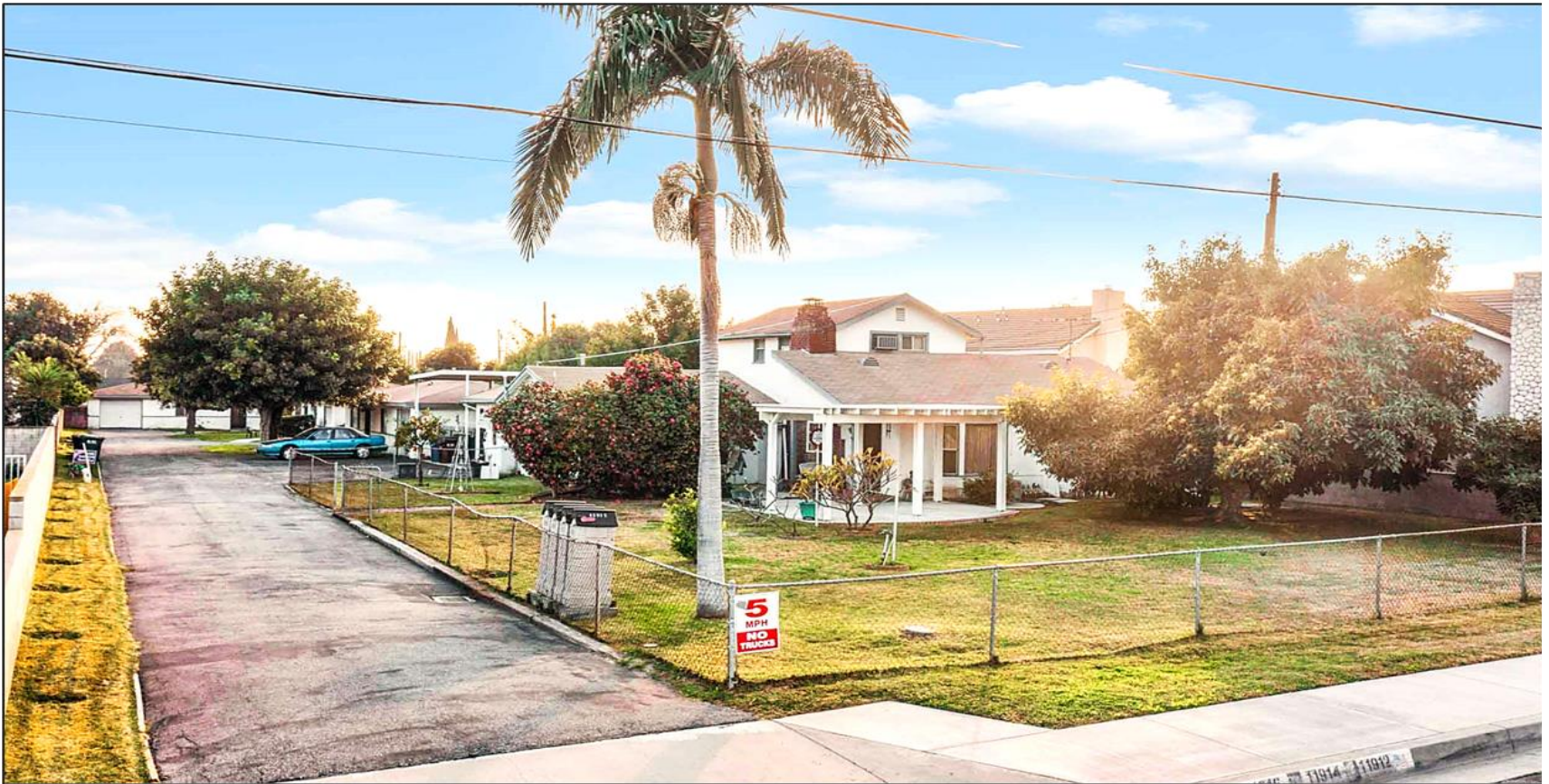


EXCLUSIVELY LISTED BY APLA GROUP

# 11912 McGirk Ave

EL MONTE, CA



## PRICE:

CALL FOR PRICE

## INVESTMENT HIGHLIGHTS:

- Potential Development Opportunity
- On-Site Parking with Storage
- Large Lot: Approximately 30,422 SQFT
- Unit Mix: 3-2+1 | 1-5+2
- In-Unit Laundry
- Individually Metered for Gas & Electric
- Short Distance To I-10 & I-605 Freeways
- Owner/User Opportunity

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### KW COMMERCIAL

4605 LANKERSHIM BLVD  
SUITE #635  
TOLCUA LAKE, CA 91602

### PRESENTED BY:

#### MICHAEL PESCI

VP OF INVESTMENTS  
BRE # 01274379  
(818) 432-1627  
MIKE@APLAGROUP.COM

#### JAMES ANTONUCCI

VP OF INVESTMENTS  
BRE # 01822661  
(818) 432-1513  
JAMES@APLAGROUP.COM

4 UNITS ON MCGIRK AVE

**RENT ROLL**

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
11912	House - Vacant	5+2	\$4,450	\$4,450
11914		2+1	\$1,300	\$2,500
11916		2+1	\$1,150	\$2,500
11918	Vacant	2+1	\$2,500	\$2,500
TOTAL:			\$9,400	\$11,950

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**MICHAEL PESCI & JAMES ANTONUCCI**

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

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4 UNITS ON MCGIRK AVE

PHOTOS



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AERIAL VIEW



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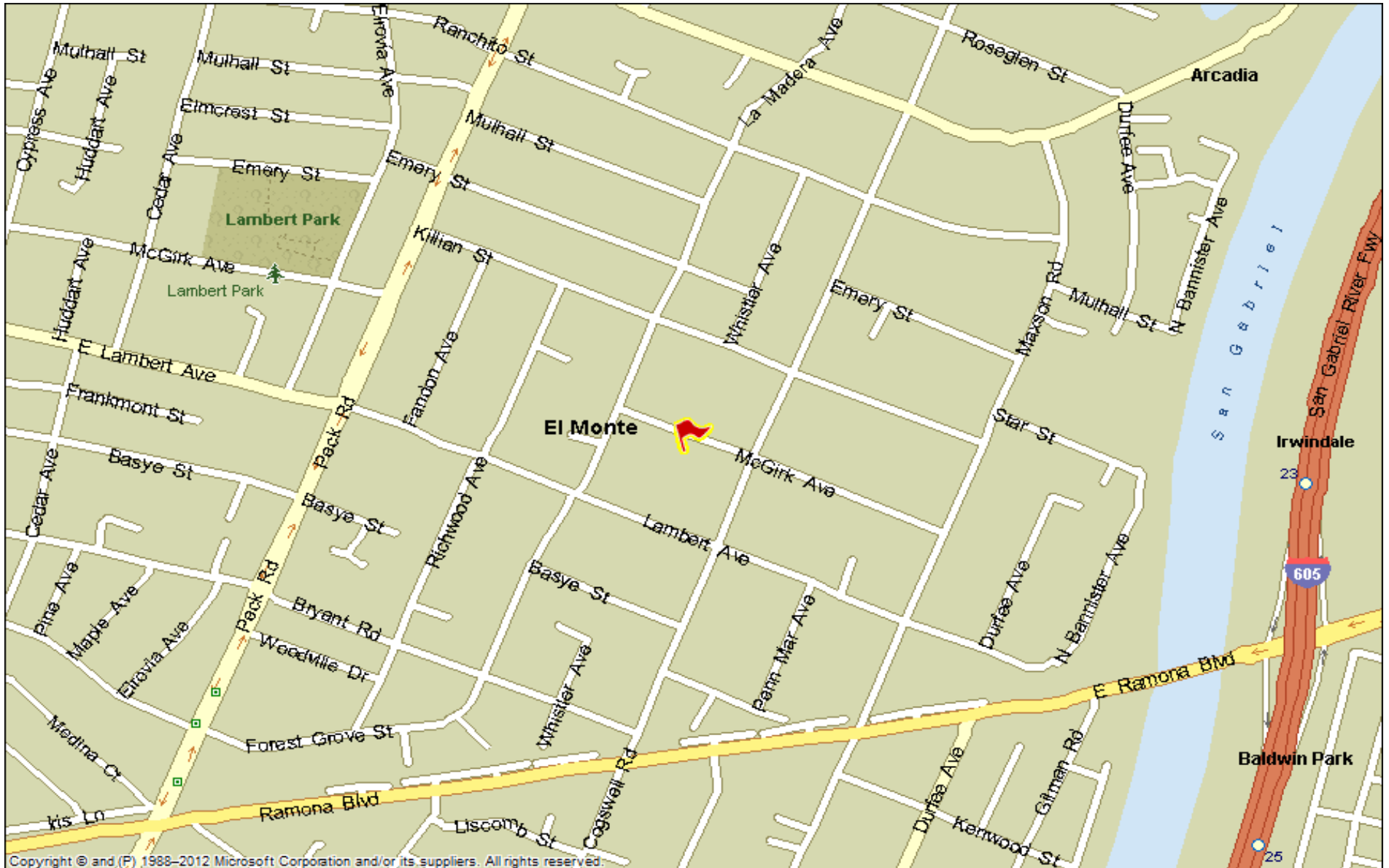






# 4 UNITS ON MCGIRK AVE

## STREET MAP



**MICHAEL PESCI & JAMES ANTONUCCI**

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

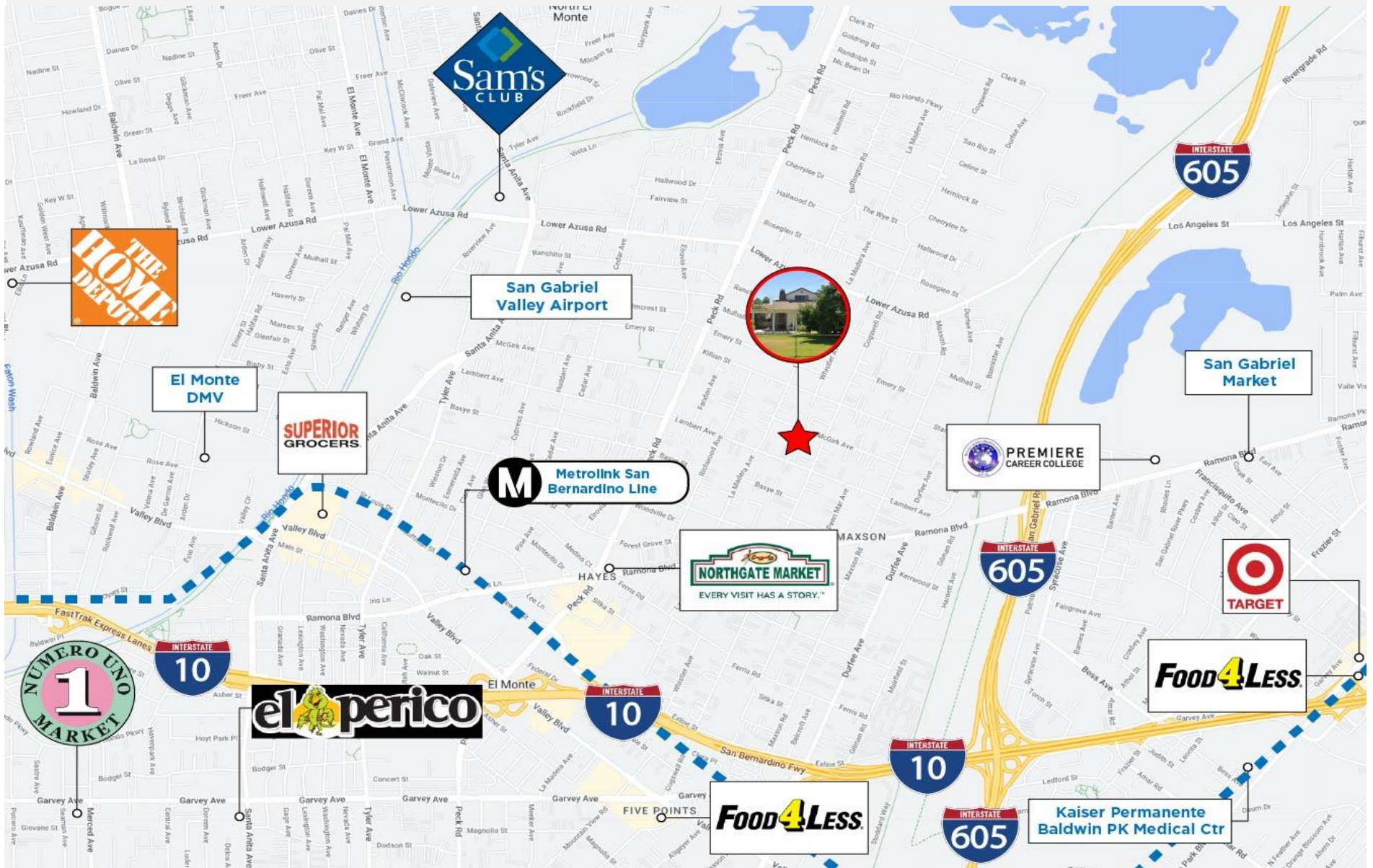
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# 4 UNITS ON MCGIRK AVE

## AMENITY MAP



MICHAEL PESCI & JAMES ANTONUCCI

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