

Twin Palms Estate

2319-2333 Durfee Avenue, El Monte, CA 91732

SALE

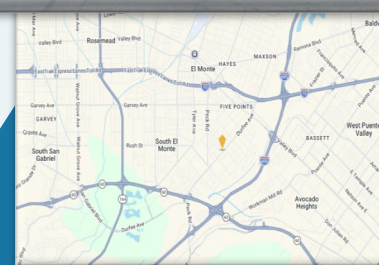
\$5,100,000

18-Unit Mixed-Use fully occupied income producing property- a rare opportunity for income investors and developers

The property is zoned MMU (Mixed/Multi-Use), one of El Monte's most progressive and flexible zoning designations. MMU zoning is specifically designed to encourage the integration of residential and commercial uses along major corridors, providing "by-right" opportunities for new housing, retail, office, and community-serving facilities. The zoning allows for densities up to 35 units per acre, building heights up to four stories (50 feet), offering substantial redevelopment potential for the site.

Highlights

- 18 Units: 12 Residential Units and 6 Retail/Office Units
- MMU zoning
- 2025 Gross Annual Income: \$366,339
- CAP: 5.74%
- Lot Size: SF 30,542
- GLA: 10,355 SF,
- Lot: 30,542 SF with Frontage: 122 Ft
- 40 Parking Spaces
- Proximity to major freeways (I-10, I-60, I-605), transit, parks, and retail amenities



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