

FOR SALE

Asking Price \$3,450,000

10720 ADA AVE MONTCLAIR
Size: 8,649 SF
Lot: 0.57 AC (24,830 SF)

HUGE UNUSUAL PRIVATE
AND SECURED YARD



Ryan Jahn

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Jing Gan

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HUGE UNUSUAL PRIVATE AND SECURED YARD



Building Size
± 8,649 SF



Free Standing Building



Lot Size
± 0.57 Acres (24,830sqft)



Limited Inventory
Under \$4M in LA



Office
± 432 SF



Current CAP
Rate 5.6%



2 Ground Level Door



Great Opportunity for
Both Investment and Owner User



No HOA Fee



Close Proximity to
10, CA-60 and CA-71 Freeways

FOR SALE

