

# Twin Palms Estate

2319-2333 Durfee Avenue, El Monte, CA 91732

# SALE

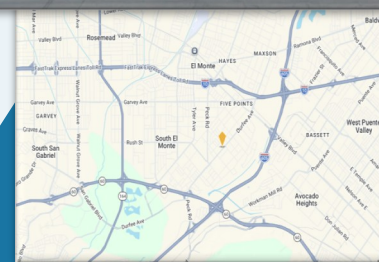
\$5,100,000

## 18-Unit Mixed-Use - a Value-Add Opportunity: 5.74% Cap Rate with Redevelopment Upside

The property is zoned MMU (Mixed/Multi-Use), one of El Monte's most progressive and flexible designations. The site's configuration and zoning support significant redevelopment potential, while in-place income delivers a 5.74% cap rate.

### Highlights

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



**Katharine Hou**

**M: 626-731-8213**

**Katharine.Hou@cbrealty.com**

**CalRE: 02017149**



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