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## North Monrovia Foothills | Fantastic View Lot

Alta Vista Ave, Monrovia, CA 91016



*Brokers Trust Real Estate Group*

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Fernando Lara  
Los Angeles, CA 90065

(562) 622-9911 Phone  
Landpro@LandLynk.com

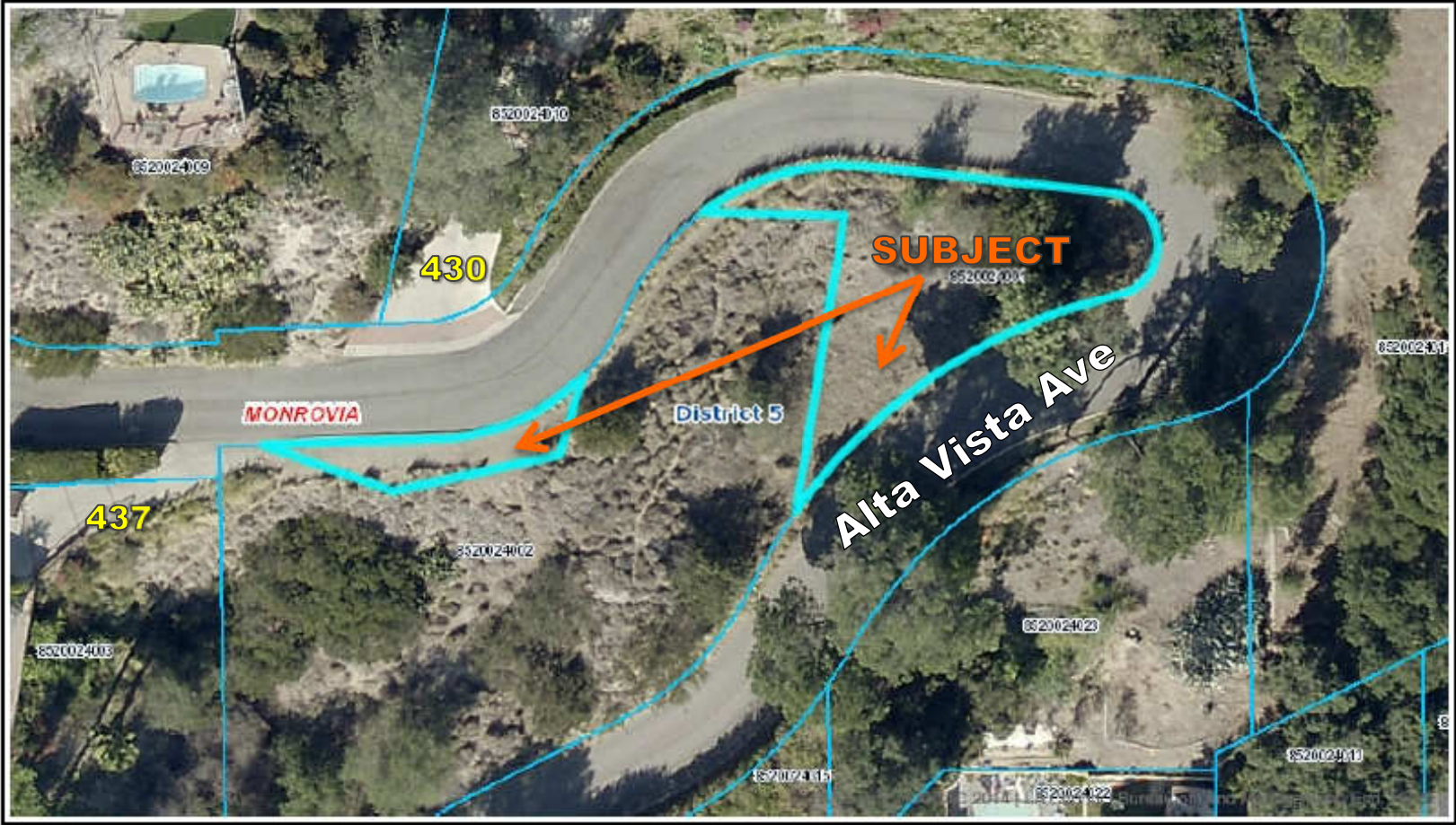
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## Aerial Map



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## Property Summary

- **Location:** [431] Alta Vista Avenue, Monrovia, CA 91016
- **General Description:** We are pleased to offer a residential Lot with Fantastic City and Mountain views in the foothills of North Monrovia. The location has a rural feel yet close to all. Five minutes from Monrovia Wilderness Preserve. Septic area; sewer is located at corner with Scenic Drive. Address is for locating property only and has not been assigned by city.
- **Development Standards:** Zoning allows one units per lot.

**Monrovia Department of Community Development:** (626) 932-5565

- **Address [431] N. Alta Vista Ave, Monrovia CA 91016 (across from home at 430 N. Alta Vista Ave)**
- **APN:** 8520-024-001
- **Zoning:** RF (Residential Foothill)
- **Total Land Area:** 4,926 square feet
- **Existing Improvements:** None
- **Site Dimensions:** Irregular shape
- **Topography:**
- **Utilities:** At street. Sewer unknown
- **Background:** The property has always been vacant and has never had any structure to our knowledge.
- **List Price:** **\$79,000.00**

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Subject Property



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