

**Drain Buster**  
ROOTER AND PLUMBING  
We don't have problems. Only solutions

9375

**9373 FERN ST**  
SOUTH EL MONTE, CA 91733  
**\$749,000**

*150 Years*  
**JOHN D WOOD & CO.**  
London, Country & International Property



## 9373 FERN ST

SOUTH EL MONTE, CA 91733

Exceptional owner-user or investor opportunity in the heart of South El Monte. This well-maintained commercial mixed-use property features two separate, fully remodeled units, offering flexibility for a variety of business and mixed-use configurations. Both units have been thoughtfully updated and are ready for immediate occupancy. The property offers ample on-site parking, including secure, private gated parking, a rare and valuable asset for owner-users seeking convenience, security, and operational efficiency. Ideal for an owner-user looking to occupy one unit while leasing the other for supplemental income, or for a business requiring multiple functional spaces.

**Sewer: Public**

**\$749,000**



Centrally located with easy access to major thoroughfares, providing excellent visibility and accessibility within the South El Monte market. A turnkey property combining functionality, security, and long-term value well suited for professionals, small businesses, or mixed-use operators seeking a strategic foothold in a strong infill location. Buyer to cooperate with seller's 1031 exchange at no cost to buyer.



