

# \$699,999 - 616 West Duarte Road, Monrovia

MLS® #CV26019086

---

## \$699,999

2 Bedroom, 1.00 Bathroom, 1,376 sqft  
Residential on 0 Acres

N/A, Monrovia,

100% fixer! Single-story home, located in South Monrovia with two huge garages. This property needs a lot of work but has great live/work or owner/user potential due to the size of the garages and it's commercial location. The house itself needs full rehab. Zoned Residential High Density. It's 2 bedrooms, 1 full bath, and 1376 sqft inside. Entry opens to nice-sized Living Room. Living Room connects to galley-style Kitchen, then continues to large family room area. Hallway from Kitchen and Living Room leads to 2 large bedrooms and full size bath. But it's the two permitted garages that set this property apart! First garage near the house is a 450 sqft, over-sized garage with room for four cars. Second garage is a cavernous 1000 sqft Workshop / Hobby Shop. Perfect for a number of commercial opportunities. Again, the entire property needs a lot of work but has incredible multi-use potential.



Built in 1952

## Essential Information

MLS® #	CV26019086
Price	\$699,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,376
Acres	0.14

Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Philip Shahbaz
Listing Office	KALEO REAL ESTATE COMPANY

### **Community Information**

Address	616 West Duarte Road
Area	639 - Monrovia
Subdivision	N/A
City	Monrovia
County	Los Angeles
Zip Code	91016

### **Amenities**

Parking Spaces	11
Parking	Garage, Oversized, See Remarks
# of Garages	8
Garages	Garage, Oversized, See Remarks
View	Neighborhood
Pool	None

### **Exterior**

Lot Description	Corner Lot
Roof	Composition

### **Interior**

Interior	Carpet, Wood
Interior Features	All Bedrooms Down, Bedroom on Main Level, Galley Kitchen
Appliances	Gas Oven
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District

Monrovia Unified

**Additional Information**

Date Listed            January 6th, 2026

Days on Market        9

Short Sale             N

RE / Bank Owned      N

Based on information from California Regional Multiple Listing Service, Inc. as of April 15th, 2026 at 9:15pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.