

# \$595,000 - 4027 Dwight Avenue, Riverside

MLS® #CV25063737

**\$595,000**

2 Bedroom, 2.00 Bathroom,  
Residential Income on 0 Acres

N/A, Riverside,

Own a charming, income-producing duplex just 1.4 miles from the University of California, Riverside - perfect for house hacking, investors, or multigenerational living. Live in one unit and rent out the other, or rent both and watch the cash flow grow. Each unit offers 1 bedroom, 1 bath, updated kitchens with granite counters, durable tile flooring, dual-pane windows for energy efficiency, and fresh interior paint. Both also feature their own private laundry rooms, separate gas and electric meters, and welcoming front porches that enhance curb appeal. The front unit includes a bonus den - ideal as a second bedroom, office, or studio. Rental potential is strong, with projected rents of \$1,550–\$1,600 per unit and an even greater upside. The detached garage accessed from the alley is eligible for conversion into a third unit (ADU), per Riverside Planning, creating even more income potential. There's also room to expand parking for cars, an RV, or a boat by modifying the existing alley fence. With this convenient location, you can get groceries, enjoy a meal at a restaurant, work out at the gym, go to the post office, and have some outdoor fun at either of two local parks all within half a mile. Commuters will love the easy access to the 91 and 215 freeways. The property qualifies for City National Bank's Ladder Up program, offering a \$20,000 grant toward your down payment and closing costs, plus no mortgage insurance and a 5% down payment minimum. Other down-payment



assistance programs are also available. With strong rental demand from UCR students and staff, the flexibility of alley access, and a price point under \$600,000 in a low-tax county, this property is a rare find. Whether you're looking to invest, supplement your mortgage with rental income, or build long-term wealth, 4027 Dwight Ave delivers.

Built in 1943

## Essential Information

MLS® #	CV25063737
Price	\$595,000
Bedrooms	2
Bathrooms	2.00
Acres	0.14
Year Built	1943
Type	Residential Income
Sub-Type	Duplex
Style	Bungalow
Status	Closed
Listing Agent	Caleb Hanson
Listing Office	KELLER WILLIAMS REALTY COLLEGE PARK

## Community Information

Address	4027 Dwight Avenue
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92507

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Garage, Garage Door Opener, No Driveway, Garage Faces Rear, RV Access/Parking

# of Garages	2
Garages	Door-Single, Garage, Garage Door Opener, No Driveway, Garage Faces Rear, RV Access/Parking
View	Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Vinyl Siding
Lot Description	Back Yard, Front Yard, Level, Near Park, Near Public Transit, Rectangular Lot, Sprinkler System, Yard
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Vinyl Siding
Foundation	Raised

## Interior

Interior	Tile
Interior Features	Granite Counters, All Bedrooms Down, Bedroom on Main Level
Appliances	Gas Range, Gas Water Heater, Range Hood, Water Heater
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	March 10th, 2025
Days on Market	50
Zoning	R2
Short Sale	N
RE / Bank Owned	N

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