

# \$449,000 - 220 Orange Avenue, Rialto

MLS® #CV25064616

**\$449,000**

2 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 0 Acres

N/A, Rialto,

Charming 2 bedroom, 1 bathroom, historic 1912 craftsman style home with large detached workshop and tons of parking off alley in back! This property is now zoned DMUZ as part of the Foothill Central Specific Plan. It's currently a single family, legal non-conforming home, but can be turned into a commercial space with the following uses being permitted; Live-work units, Senior housing, Office space, Medical/Dental/Health, Art gallery/studio, Restaurant/bakery/cafè, Bike shop, Bar, Retail store, Plant nursery, etc! Wonderful location, conveniently located just 1 block to Rialto train station and only 2 short blocks to downtown Rialto shopping and restaurants! This large lot has rear access from the alley, with a chain link gate, which leads to the detached workshop (with electricity). Per the city of Rialto, an ADU can be built which is perfect for family or guest quarters, or rent it out for additional income! There is tons of parking and backyard space, you can even fit your RV, boat or other toys! In addition to the two bedrooms, bathroom, living room and kitchen, there is a covered front porch, indoor laundry room and two storage sheds. This home has fantastic curb appeal, with beautiful Wisteria's, green grass and lemon trees! This home is full of potential, whether residential or commercial, and is ready for it's new owner! Buyer to verify all potential uses with city of Rialto.



Built in 1912

## Essential Information

MLS® #	CV25064616
Price	\$449,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	576
Acres	0.16
Year Built	1912
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Juliette Guido
Listing Office	NICKOLAS REALTY

## Community Information

Address	220 Orange Avenue
Area	272 - Rialto
Subdivision	N/A
City	Rialto
County	San Bernardino
Zip Code	92376

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	On Site, RV Access/Parking
Garages	On Site, RV Access/Parking
View	None
Pool	None

## Exterior

Roof	Composition
Foundation	Raised

## Interior

Interior Features	All Bedrooms Down, Ceiling Fan(s), Eat-in Kitchen
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Appliances	Gas Range, Water Heater
Heating	Wall Furnace
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Rialto Unified
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## Additional Information

Date Listed	March 25th, 2025
Days on Market	47
Zoning	DMUZ
Short Sale	N
RE / Bank Owned	N

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