

# **\$685,000 - 3352 Franklin Avenue, Riverside**

MLS® #CV25111928

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## **\$685,000**

4 Bedroom, 2.00 Bathroom,  
Residential Income on 0 Acres

N/A, Riverside,

**BACK ON THE MARKET!!! NEW  
AGGRESSIVE PRICING TO GET US BACK  
IN ESCROW.**

Exceptional Riverside INCOME PRODUCING,  
(Duel Unit/ADU) with Extensive Expansion  
Potential “ Just 1.3 Miles from UCR!

Whether you're a savvy investor, a first-time home buyer, or someone looking for a smart multi-generational living solution, this versatile 4-bedroom, 2-bathroom(3/1 & 1/1) duel unit/multi family with TONS of parking is a rare gem in the heart of Riverside. Perfectly positioned just 3 miles from the University of California, Riverside, this property offers both convenience and long-term value. Each unit features bright, spacious interiors, modern and updated kitchens and baths, and a flexible layout ideal for families, roommates, or renters. The main house is also equipt with a standing space cellar under the home as well as a beautiful covered porch for those warm summer nights. The lush, beautifully maintained individual yards create a private outdoor oasis for both units providing ample family space for both properties, while the secure perimeter fence provides added safety and peace of mind for residents, children, and pets alike. Investors, take note: This property is fully approved for a third unit, and the foundation has already been poured“saving you time, money, and red tape. The property also has a large 2 car garage that also could potentially be converted into a 4th unit.

Expand your portfolio, stack your doors or



create additional living space for the In-Laws with ease. Dont miss this special opportunity Located near schools, shopping, dining, and major freeways, this is a prime Riverside location with strong rental demand and future growth potential. Live in one, rent the other, or build out your investment visionâ€”this property is ready for your next move.

Built in 1915

**Essential Information**

MLS® #	CV25111928
Price	\$685,000
Bedrooms	4
Bathrooms	2.00
Acres	0.28
Year Built	1915
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	Travis Arsenault
Listing Office	Re/Max Freedom

**Community Information**

Address	3352 Franklin Avenue
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92507

**Amenities**

Utilities	Other
Parking Spaces	16
Parking	Assigned, Driveway, Paved
# of Garages	2
Garages	Assigned, Driveway, Paved
View	City Lights

Pool	None
Security	Carbon Monoxide Detector(s), Gated Community

## Exterior

Lot Description	Front Yard, Garden, Landscaped, Lawn, Near Park, Street Level, Yard
Roof	Shingle

## Interior

Interior	Laminate
Interior Features	Built-in Features, Dressing Area, Granite Counters
Appliances	Convection Oven
Heating	Central
Cooling	ENERGY STAR Qualified Equipment
Fireplaces	None
# of Stories	2
Stories	Two

## Additional Information

Date Listed	May 19th, 2025
Days on Market	35
Zoning	R1065
Short Sale	N
RE / Bank Owned	N

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