

\$275,000 - 19661 Nandina Avenue, Riverside

MLS® #IV24223401

\$275,000

0 Bedroom, 0.00 Bathroom,
Land on 2 Acres

N/A, Riverside,

Calling all contractors and owner-builders! Here's a rare opportunity to acquire an entirely usable 2.36-acre parcel, offering spectacular potential and flexibility. Located in a desirable area and zoned A-1, this lot is ready to be subdivided into two 1-acre parcels each with the capacity to accommodate a main home and an ADU, allowing for multi-generational living or additional rental income. Key features of this property include two graded pads. Two spacious graded pads provide an ideal foundation, saving time and resources for initial site preparation.

Utilities and Accessibility: Enjoy paved road access with Western Municipal Water access conveniently located just across the street. Electricity is available at the pole directly in front of the property, and propane delivery is the solution for gas utility needs.

Development-Ready: The seller has grading and building plans for a residence with a detached garage on one of the pads—an ideal jump-start for those looking to streamline their project timeline. This lot presents incredible potential for designing two separate estates or a single, expansive property with multiple dwellings. Builders and future owners are encouraged to thoroughly research zoning and land use with the county and utility departments to maximize this lot's potential. Take advantage of this remarkable development opportunity—create a custom property capitalizing on scenic views, privacy,



and versatile zoning! The property is fully fenced!

Essential Information

MLS® #	IV24223401
Price	\$275,000
Bathrooms	0.00
Acres	2.36
Type	Land
Status	Closed
Listing Agent	Scott Beloian
Listing Office	WESTCOE REALTORS INC

Community Information

Address	19661 Nandina Avenue
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92508

Amenities

Utilities	See Remarks, Sewer Not Available
View	Hills, Neighborhood, Panoramic

Exterior

Lot Description	Lot Over 40000 Sqft, TwoToFiveUnitsAcre
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Additional Information

Date Listed	October 29th, 2024
Days on Market	172
Zoning	A-1
Short Sale	N
RE / Bank Owned	N

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