

\$499,950 - 4156 Dwight Avenue, Riverside

MLS® #IV25062875

\$499,950

2 Bedroom, 2.00 Bathroom,
Residential Income on 0 Acres

N/A, Riverside,

Charming duplex located near downtown and UCR for sale! There are two separate units with a common wall. Each unit offers 1 bedroom, 1 bathroom, a living room, and a kitchen (stove stays). Each unit also has an attached laundry room, large enough for a tenant-supplied washer and dryer, accessible from outside the unit. Both units include a wall furnace in the living room and two a/c wall units - one is located in the bedroom and one in the living room. The electricity and gas is separately metered, the water is on one meter.

The front unit's address is 4156, and is 506 square feet, and offers convenient street parking. The back unit's address is 4158, and is 570 square feet, and boasts a chain link gated pull through fence along the back, with a private concrete pad which is space for two cars. The parking space is accessible from the alley behind the unit. The duplex's yard is enclosed by a chain link fence and each unit has their own gated, fenced yard. The front yard is equipped with automatic sprinklers for easy maintenance. The seller is selling this property with tenants in place, providing immediate rental income! The front unit, 4156, was rehabbed 2 years ago with new laminate flooring through out, bottom cabinets in the kitchen, stove, new wall furnace, window coverings, new tile, repairs to subfloors in the kitchen, new bathroom vanity and more! Both tenants are on a month-to-month lease. The front tenant (4156) pays \$1,575, and the back tenant (4158) pays \$1,625 with a rent increase



in April to \$1650.00. Both units are managed by a property management company. This company has the tenant's security deposits. Seller pays for repairs/maintenance, lawn maintenance, \$140 a month, pest control (bugs), \$98 every other month and water, which is about \$65.00 a month. Please do not disturb tenants! Drive by only. Make offer subject to interior inspection. Tenants do not know the property is for sale. NO SIGN ON THE PROPERTY. Buyer to verify square feet, permits, etc.

Built in 1943

Essential Information

MLS® #	IV25062875
Price	\$499,950
Bedrooms	2
Bathrooms	2.00
Acres	0.13
Year Built	1943
Type	Residential Income
Sub-Type	Duplex
Style	Craftsman
Status	Closed
Listing Agent	Michelle Carnley
Listing Office	COLDWELL BANKER ASSOC BRKR/MEN

Community Information

Address	4156 Dwight Avenue
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92507

Amenities

Utilities	Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Available, Sewer Connected, Water Available, Water
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	Connected
Parking Spaces	2
Parking	On Street, Paved, Private
Garages	On Street, Paved, Private
View	Neighborhood
Pool	None
Security	Smoke Detector(s)

Exterior

Lot Description	ZeroToOneUnitAcre, Sprinklers In Front, Lawn, Back Yard, Front Yard, Yard
Windows	Blinds
Roof	Composition, Shingle

Interior

Interior	Wood, Laminate
Interior Features	Unfurnished, All Bedrooms Down, Bedroom on Main Level
Appliances	Gas Oven, Water Heater
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
# of Stories	1
Stories	One

Additional Information

Date Listed	March 22nd, 2025
Days on Market	35
Zoning	R2
Short Sale	N
RE / Bank Owned	N

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