

# **\$689,000 - 9335 Magnolia Avenue, Riverside**

MLS® #IV25161521

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## **\$689,000**

4 Bedroom, 2.00 Bathroom, 2,200 sqft  
Residential on 0 Acres

N/A, Riverside,

Welcome to 9335 Magnolia Avenue, a beautifully remodeled 1920s Craftsman-style duplex located in a high-demand area of Riverside, just minutes from California Baptist University, major shopping centers, and popular dining spots. Zoned C2 Commercial, this property offers incredible flexibility and potential for a wide variety of uses including multi-residential, retail, office space, or service-oriented businesses. Each level of this duplex features 2 bedrooms and 1 bathroom, providing an excellent opportunity for house hacking, income-producing rentals, or a live/work setup. The home sits on an expansive 9,500 sq ft lot with space to build additional units or expand commercially. The property has undergone extensive updates including brand-new copper plumbing, a new roof, dual-zoned HVAC system, and double-pane energy-efficient windowsâ€”offering peace of mind for years to come. This is the perfect investment for a savvy buyer looking to capitalize on location, zoning, and turnkey condition. Live in one unit and rent the other, create a business headquarters, or add to your rental portfolio. The possibilities are wide open at 9335 Magnolia Avenue.



Built in 1922

## **Essential Information**

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Price	\$689,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,200
Acres	0.22
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Crystal Coleman
Listing Office	NEST REAL ESTATE

### Community Information

Address	9335 Magnolia Avenue
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92503

### Amenities

Parking	Covered
Garages	Covered
View	None
Pool	None

### Exterior

Lot Description	Front Yard
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### Interior

Interior Features	All Bedrooms Down, All Bedrooms Up
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, See Remarks
# of Stories	2
Stories	Two

### School Information

Additional Information

Date Listed	July 17th, 2025
Days on Market	60
Zoning	C2
Short Sale	N
RE / Bank Owned	N

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