

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	CV24008044	S	3561 Russell St	RVSD	252	STD,TRUS	2	\$0		\$540,000 	\$490.46	1101	1949/ASR	10,890/0.25	N	2	06/18/24	43/43
2	24397053	S	1146 S Palm Canyon DR	PSPR	334	STD	2			\$660,000 			1937	9,148/0.21			06/21/24	24/24

Closed • **Duplex**

List / Sold: **\$575,000/\$540,000** ↑

3561 Russell St • Riverside 92501

43 days on the market

**2 units • \$287,500/unit • 1,101 sqft • 10,890 sqft lot • \$490.46/sqft •
Built in 1949**

Listing ID: CV24008044

60 Freeway, Exit Main St, Russell St - Left



Opportunity Zone! Fixer-Upper Duplex (2 Units) Near Downtown Riverside. Embrace the potential of this fixer-upper duplex, strategically located near downtown Riverside and near the new The Exchange mixed use development! This property presents a unique opportunity for renovation enthusiasts and investors to create a personalized space while also exploring the possibility of building an Accessory Dwelling Unit (ADU). Excellent opportunity for cash investors! Prime Location: Located in an OPPORTUNITY ZONE! (buyer to verify) Conveniently situated near downtown Riverside, enjoy proximity to local amenities, entertainment, and cultural attractions. Short distance of Historic Mission Inn and The Riverside Art Museum. Stroll down Main Street, eat at one of many restaurants, visit the shops and vendors and enjoy the Festival of Lights attraction. Buyer is to do all due diligence on all matters including, but not limited to, property size, lot size, permit history, zoning, permitted and non-permitted use, school assignments, property condition, metering information and anything effecting the desirability of the property to the Buyer. Fixer-Upper: Unleash your creativity and vision with this duplex that is ready for a makeover. Customize the space to your liking and add significant value. ADU Potential: Take advantage of the expansive lot and explore the option of constructing possibly more than one ADU. Perfect for extra rental income, extended family, or a home office. Property has: 2 gas meters; 1 electric meter; 1 water meter. Investment Opportunity: Ideal for those looking to invest in a property with substantial potential. Unlock value through renovations and additional 2+ ADU dwelling possibilities! Good rental area demand. Large, 10,000+ square foot lot leaving plenty of room to build. Pro Forma rent is an estimate only (buyer to perform their own research). Buyer to to perform their own research and investigation regarding the subject property and the area. Per city of Riverside, property is zone R1-7000 SFR - Buyer to verify. Please NO BLIND OFFERS.

Facts & Features

- Sold On 06/18/2024
 - Original List Price of \$495,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$83 (Unknown)
 - SellerConsiderConcessionYN:
 - 1 electric meters available
 - 2 gas meters available
 - 1 water meters available
-

Interior

- Rooms: All Bedrooms Down
-

Exterior

- Lot Features: Lot 10000-19999 Sqft
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02210661
 - Gardener:
 - Licenses:
 - Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:
-

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500

Of Units With:

- Separate Electric: 1
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC: 0

Additional Information

- Standard, Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 252 - Riverside area
 - Riverside County
 - Parcel # 209080003

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos





Closed •

List / Sold: \$743,900/\$660,000 ↓

1146 S Palm Canyon Dr • Palm Springs 92264

24 days on the market

2 units • \$371,950/unit • sqft • 9,148 sqft lot • No \$/Sqft data •
Built in 1937

Listing ID: 24397053

From Downtown Palm Springs go South on South Palm Canyon Drive and property is 2nd Driveway on the left past Palo Verde



South Palm Canyon Dr Commercial fixer. Adjacent to Tahquitz River Estates, multiple new construction projects, hotels, outstanding dining and small shops. This area is definitely up and coming. Front parking and gated rear parking, walled rear area with so much potential. The upstairs was originally two studio apartments now combined into one. Downstairs is retail space. C1 Zoning allows the biggest variety of uses including residential, retail, mixed use, restaurant and more (Buyer to confirm allowable uses with the City of Palm Springs) Small buildings for sale in this area are rare. This building is a fixer but worth the effort. Showings are by appointment. Contact your Realtor or listing agent for access. The City of Palm Springs currently has a moratorium on new liquor licenses in the area. See virtual tour below for agent walk through video.

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$743,900
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Fireplace(s)
- SellerConsiderConcessionYN:

Interior

Exterior

- Lot Features: Back Yard, Utilities - Overhead
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$0
# Of Units With:								
• Separate Electric:					• Drapes:			
• Gas Meters:					• Patio:			
• Water Meters:					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- 334 - South End Palm Springs area
- Riverside County
- Parcel # 508292027

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