KELLER WILLIAMS.

Duplex Near UCR

4027 Dwight Avenue, Riverside, CA 92507

$595,000

🛏 Bedrooms: **2**
🛁 Bathrooms: **2**

EXTRAS:

• Per City of Riverside
• garage can be converted to ADU (3r
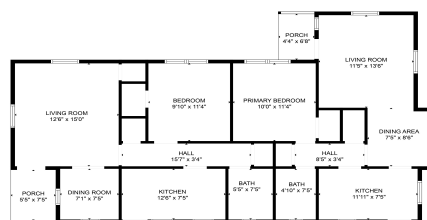• Living Space: 1,273 sq ft
• Lot Size: 6,098 sq ft

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📞 626-328-4199

Property Description

Own a charming, income-producing duplex just 1.4 miles from the University of California, Riverside - perfect for house hacking, investors, or multigenerational living. Live in one unit and rent out the other, or rent both and watch the cash flow grow. Each unit offers 1 bedroom, 1 bath, updated kitchens with granite counters, durable tile flooring, dual-pane windows for energy efficiency, and fresh interior paint. Both also feature their own private laundry rooms, separate gas and electric meters, and welcoming front porches that enhance curb appeal. The front unit includes a bonus den - ideal as a second bedroom, office, or studio. Rental potential is strong, with projected rents of $1,550–$1,600 per unit and an even greater upside. The detached garage accessed from the alley is eligible for conversion into a third unit (ADU), per Riverside Planning, creating even more income potential. There's also room to expand parking for cars, an RV, or a boat by modifying the existing alley fence. With this convenient location, you can get groceries, enjoy a meal at a restaurant, work out at the gym, go to the post office, and have some outdoor fun at either of two local parks all within half a mile. Commuters will love the easy access to the 91 and 215 freeways. The property qualifies for City National Bank's Ladder Up program, offering a $20,000 grant toward your down payment and closing costs, plus no mortgage insurance and a 5% down payment minimum. Other down-payment assistance programs are also available. With strong rental demand from UCR students and staff, the flexibility of alley access, and a price point under $600,000 in a low-tax county, this property is a rare find. Whether you're looking to invest, supplement your mortgage with rental income, or build long-term wealth, 4027 Dwight Ave delivers.

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www.4027dwightavenue.com