



6682 Magnolia Ave, PRIME

6682 Magnolia Ave, Riverside, CA 92506



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6682 Magnolia Ave

Prime location, high visibility, great access, good parking.

Frontage on Magnolia Avenue in Riverside, highly pedestrian friendly, adjacent to Brockton Arcade and many boutique shops / shopping and eateries, less than half mile from Riverside Plaza and 91 FWY access.

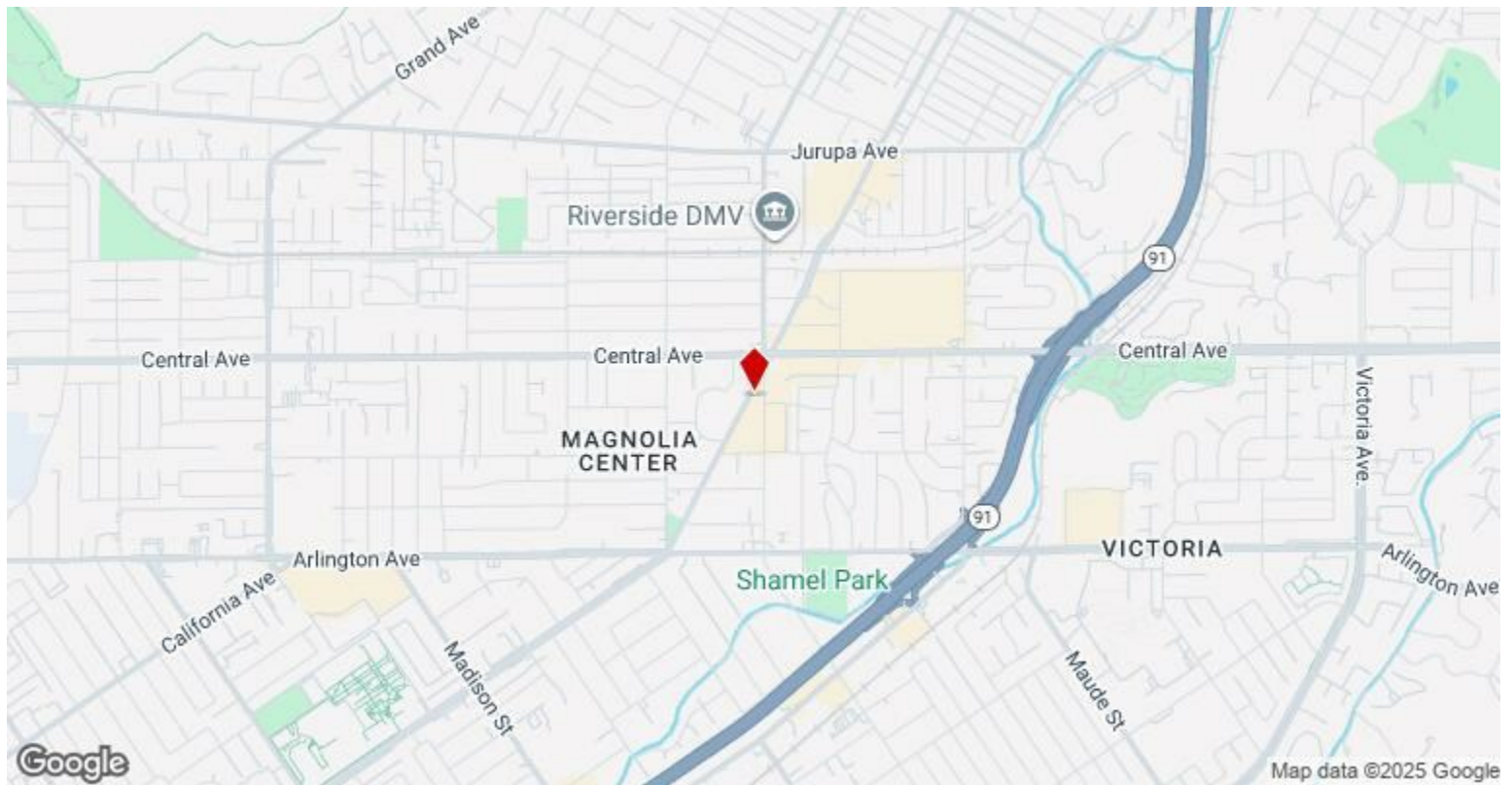
Priced to sell quickly at \$739,000.

APN #: 225-203-002...

- Possibility, ideal for national franchise ownership or tenancy - an excellent opportunity for a credit tenant seeking strong exposure and accessibility.
- High-visibility, ample parking.
- The property is well-suited for retail, restaurant, or creative, out-of-the-box business concept.
- Located along a high-traffic corridor offering exceptional daily visibility and strong consumer draw.



Price:	\$739,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment
Lot Size:	0.09 AC
Gross Building Area:	1,200 SF
Sale Conditions:	Building in Shell Condition
No. Stories:	1
Year Built:	1950
Tenancy:	Multi
Parking Ratio:	3.82/1,000 SF
Zoning Description:	C3
APN / Parcel ID:	225-203-002
Walk Score ®:	92 (Walker's Paradise)



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Property Photos

