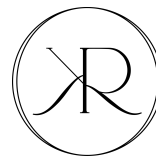


451 IOWA AVE RIVERSIDE 92507



ALDERMAN &
BIRKENSTOCK

THE OFFERING

Excellent opportunity to own a freestanding commercial building on a corner lot in Riverside, currently configured as a salon. The approximately 1,345 SF property will be delivered vacant at close of escrow and includes existing salon furnishings, fixtures, and equipment, offering a turnkey opportunity for salon, barber, beauty, wellness, or other service-based businesses. Recent improvements include new electrical wiring, a new water heater, two split AC units, and new porcelain tile flooring throughout. The property also features a private parking lot with seven parking spaces, including one ADA-accessible space and two EV charging stations.

Ideally situated in a high-traffic area, this central location offers excellent visibility and accessibility, just minutes from Downtown Riverside and UC Riverside. Avoid the time and expense of a full buildout and customize the space to suit your needs. With CPS zoning, strong street presence, and potential for a variety of business uses, this property presents an exceptional opportunity for an owner-user or investor. Buyer to verify all permitted uses with the City.

- 1,345 SF Freestanding Building/Corner Lot
- Delivered Vacant at Close of Escrow
- Existing Salon Furnishings, Fixtures & Equipment Included
- Investment & Use Potential: Salon or Barber Shop, Beauty or Wellness Business, Professional Services
- Private Parking Lot with 7 Spaces (ADA + EV)
- Excellent Street Visibility and Accessibility
- Near Downtown Riverside and UC Riverside



YEAR BUILT	1962
BUILDING SQFT	1,345
LOT SQFT	3,920
TOTAL UNITS	1
STORIES	1
PROPERTY SUBTYPE	Retail - Freestanding
PARCEL NUMBER	247-082-001
ZONING	CPS
PARKING	Private Lot (7 Spaces ADA + EV)
PRICE	\$499,000



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