PROPERTY FOR SALE

WERSIDE ICE CREAM WHOLESALE



JUST SOLD \$2.225MM

±6,300 SF ON ±2.08 ACRES

10391 ARLINGTON AVENUE RIVERSIDE, CA 92505

196886

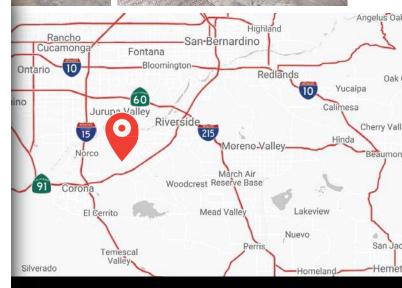
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PROPERTY FEATURES

- ± 6,300 ft² Freestanding Commercial Building
- ± 3,000 ft² Showroom/Office
- Two (2) Executive Offices
- <u>+</u> 2.08 acres partially paved
- Fully Fenced Drive Around Building
- ± 200 Amps Power (verify)
- Two (2) Ground Level Doors
- ± 30' x 30' Freezer in Warehouse (can be removed)
- Electrical Outlets in Yard previously Used for Ice Cream Vehicles
- Access to 91,15 & 60 Fwys
- · Zoned General Commercial (per city of Riverside)
- Previously Occupied by Ice Cream Wholesale and Party Supply Business
- APN#154-321-024

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.



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