



\$ 360,000



3115 and 3117 N Old Missouri Rd, Fayetteville, AR 72703

- » MLS #: 1334480
- » Multi-Family | 1,989 ft² | Lot: 12,197 ft²
- » More Info: 3115and3117NOldMissouriRd.lsForSale.com



Ryan Hill
(479) 422-2935 (Mobile)
ryan@hogproperties.com
<http://www.hogproperties.com>



The Virtual Realty Group Arkansas, LLC
1826 N. Crossover Rd
Suite 4
Fayetteville, AR 72701
(479) 422-2935

Excellent investment opportunity in the a highly sought after location just off Rolling Hills and directly across from Butterfield Elementary School in East Fayetteville. This location is exceptional as you can easily hop on the Razorback Greenway Trail in less than a 3 minute bike ride with shopping, dining, the mall, Walmart, Target and I-49 all less than 5 minutes away. Each unit features 2 bedrooms and 1 bathroom with a fenced backyard. 3117 has been fully remodeled in the last 3 years and currently is tenant occupied on a month to month lease, please do not disturb the tenants. 3115 has not been remodeled, but could easily be done while you live in 3117. Aka rent one side and live in the other is a WIN- WIN! A beautiful creek runs along the back of the property, adding a serene, natural backdrop. Current rental income is \$1200 a side, but could be room for more.