

## 1835 E Mission Boulevard

Fayetteville, Ar 72703



**List Price:** \$575,000

**MLS#:** 1275672

**Beds:** 3

**Baths Full:** 2

**Garage:** 2

**Square Feet:** 1,636

**Price / Square Foot:** \$351.47

**Subdivision:** Fayetteville Outlots

**Type:** Residential

**Built:** 1960

**County:** Washington

**School:** Fayetteville

### Description

The possibilities are endless for this property centrally located in East Fayetteville. Less than 1 mile from Mission/Crossover intersection and Root Elementary with direct access to Downtown Fayetteville via the Mission-Razorback Connector Trail that is currently being expanded. Mid-century home with newer roof, windows and HVAC currently used as a rental property. Opportunity lies in the land for estate potential or small scale development (previously approved by the City). Development package available upon request. Future development plans to be reviewed and approved with the City. For showings please allow 48 hours notice and qualified financing. No sign.

### Property Details

|               |                                                                       |
|---------------|-----------------------------------------------------------------------|
| Lot Size      | 1.65 Acres                                                            |
| Air Condition | CentralAir                                                            |
| Amenities     | None                                                                  |
| Appliances    | Dishwasher,ElectricOven,GasCooktop,GasWaterHeater,Refrigerator,Washer |
| Driveway      | GravelDriveway                                                        |
| Exterior      | VinylSiding                                                           |
| Fencing       | Partial                                                               |
| Fireplace     | WoodBurning                                                           |
| Listed By     | Cris Realty                                                           |