

## 1520 S U Street

Fort Smith, Ar 72901



**List Price:** \$367,000  
**MLS#:** 1302633  
**Beds:** 2  
**Baths Full:** 1  
**Garage:** 0  
**Square Feet:** 3,379  
**Price / Square Foot:** \$108.61  
**Subdivision:** Bailey  
**Type:** Residential  
**Built:** 2017  
**County:** Sebastian  
**School:** Fort Smith

### Description

This 2017 construction 4-plex is ready for a new investor! Newly installed stair system, new piers on patio with retaining wall to prevent erosion. If you are searching for a newer 4-plex for your portfolio, this is it. Fully occupied (but have 1 unit that could be opened for a VA/FHA loan) with easy access to Townson Ave and all it provides. Each unit includes a laundry room with washer/dryer connections. Tenants pay all utilities.

### Property Details

|               |                                 |
|---------------|---------------------------------|
| Lot Size      | 0.22 Acres                      |
| Air Condition | CentralAir,Electric             |
| Amenities     | None                            |
| Appliances    | ElectricWaterHeater             |
| Driveway      | ConcreteDriveway                |
| Exterior      | VinylSiding                     |
| Fencing       | None                            |
| Listed By     | Keller Williams Platinum Realty |