

Agent: Stephanie Oswald
Company: Lindsey & Assoc Inc Branch

Email: soswald@lindsey.com
Cell: (479) 422-0389
Phone: (479) 986-4337

1050 W Garland Street A & B

Siloam Springs, Ar 72761



List Price: \$398,000
MLS#: 1314020
Beds: 3
Baths Full: 2
Garage: 1
Square Feet: 2,328
Price / Square Foot: \$170.96
Subdivision: Jones Sub Siloam Spgs
Type: Residential
Built: 1998
County: Benton
School: Siloam Springs

Description

Exceptional Investment Opportunity – Turnkey Duplex Just Minutes from Downtown Siloam Springs! Don't miss this rare chance to own a fully occupied duplex just 3 minutes from the heart of downtown Siloam Springs. Each unit features 3 spacious bedrooms and 2 full bathrooms with durable hard-surface flooring throughout – perfect for low-maintenance living and long-term value. Enjoy peace of mind with a new roof (to be installed end of July 2025) and two separately fenced, oversized yards – ideal for tenants who want privacy or simply love the outdoors. Whether you're expanding your portfolio or stepping into your first income property, this duplex delivers immediate cash flow with reliable tenants already in place. This is a prime opportunity in a rapidly growing area – act fast before it's gone!

Property Details

Lot Size	0.83 Acres
Air Condition	CentralAir
Amenities	CeilingFans
Appliances	Dishwasher,GasRange,GasWaterHeater,Refrigerator
Driveway	ConcreteDriveway
Exterior	Brick,Masonite
Fencing	BackYard,ChainLink,Privacy,Wood
Fireplace	None