

400 S Main Avenue

Lincoln, Ar 72744



List Price: \$192,800
MLS#: 1341721
Beds: 2
Baths Full: 1
Garage: 1
Square Feet: 720
Price / Square Foot: \$267.78
Subdivision: Lincoln Outlots
Type: Residential
Built: 1967
County: Washington
School: Lincoln

Description

?Unlock incredible potential with this versatile investment opportunity in the heart of Lincoln! This property spans 0.4 acres already divided into 3 separate parcels, offering a rare combination of immediate income and future development.

?The Opportunity:

?Move-In Ready: The property features a clean, well-maintained 2-bedroom, 1-bathroom home perfect for an immediate rental or primary residence.

?Development Ready: Utilize the additional parcels to build a duplex, maximizing your ROI and doubling your rental density.

?Prime Location: Enjoy the convenience of being within easy walking distance to Downtown Lincoln. Residents will love quick access to local dining, shops, and community events.

?Whether you are looking to "house-hack," expand your portfolio, or start a new construction project, this multi-parcel gem provides the flexibility you need. Don't miss out on this investment!

Property Details

Lot Size	0.40 Acres
Air Condition	Ductless
Amenities	CeilingFans, WindowTreatments
Appliances	ElectricWaterHeater
Driveway	GravelDriveway
Exterior	VinylSiding
Fencing	None
Listed By	Weichert REALTORS - The Griffin Company Springdale