1104 East 23rd St. -A&B 1104 East 23rd St. A&B Texarkana, AR 71854 \$294,000 0.050± Acres Miller County







## 1104 East 23rd St. -A&B

### Texarkana, AR / Miller County

### **SUMMARY**

**Address** 

1104 East 23rd St. A&B

City, State Zip

Texarkana, AR 71854

County

Miller County

Type

Single Family, Business Opportunity, Residential Property

Latitude / Longitude

33.444527 / -94.031048

**Dwelling Square Feet** 

2982

**Bedrooms / Bathrooms** 

6/4

Acreage

0.050

Price

\$294,000

### **Property Website**

https://www.mossyoakproperties.com/property/1104-east-23rd-st-a-b-miller-arkansas/84262/









### 1104 East 23rd St. -A&B Texarkana, AR / Miller County

### **PROPERTY DESCRIPTION**

Great investment opportunity! Each duplex features approximately 1,500 square feet of living space, 3 bedrooms, 2 full baths, a fireplace in the large family room, and a 1-car garage. The owners have been the only occupants for the last 25 years.



### 1104 East 23rd St. -A&B Texarkana, AR / Miller County





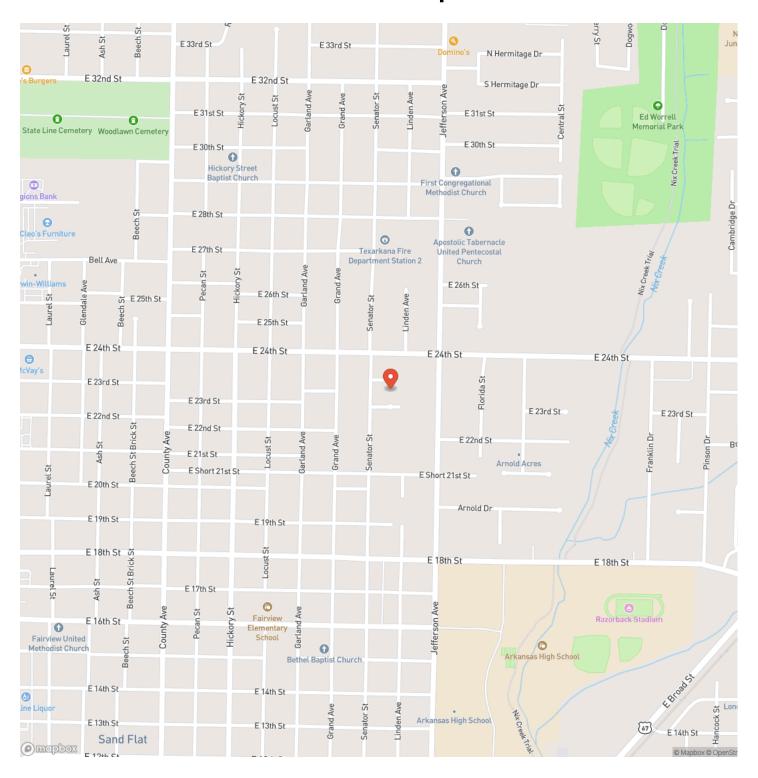






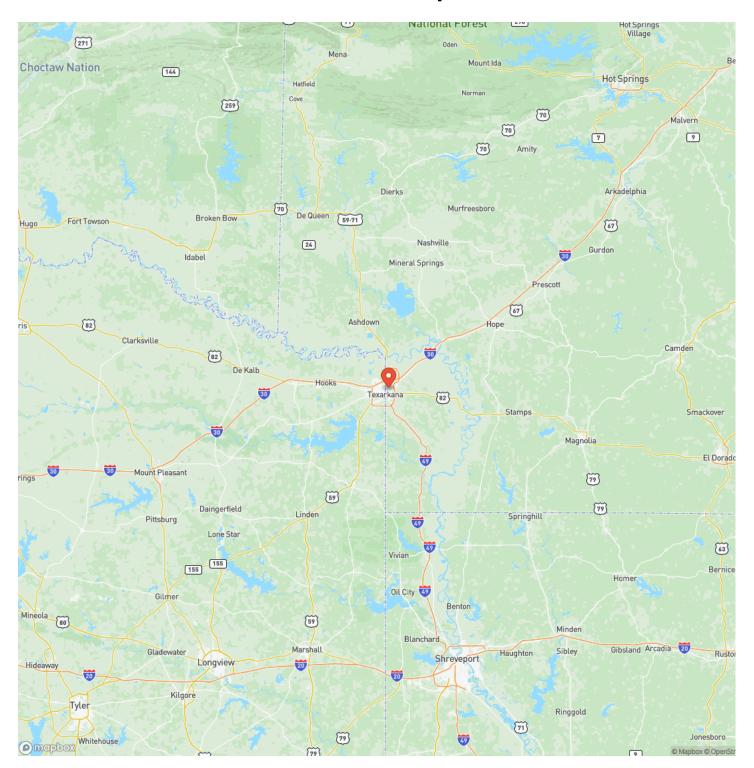


# **Locator Map**



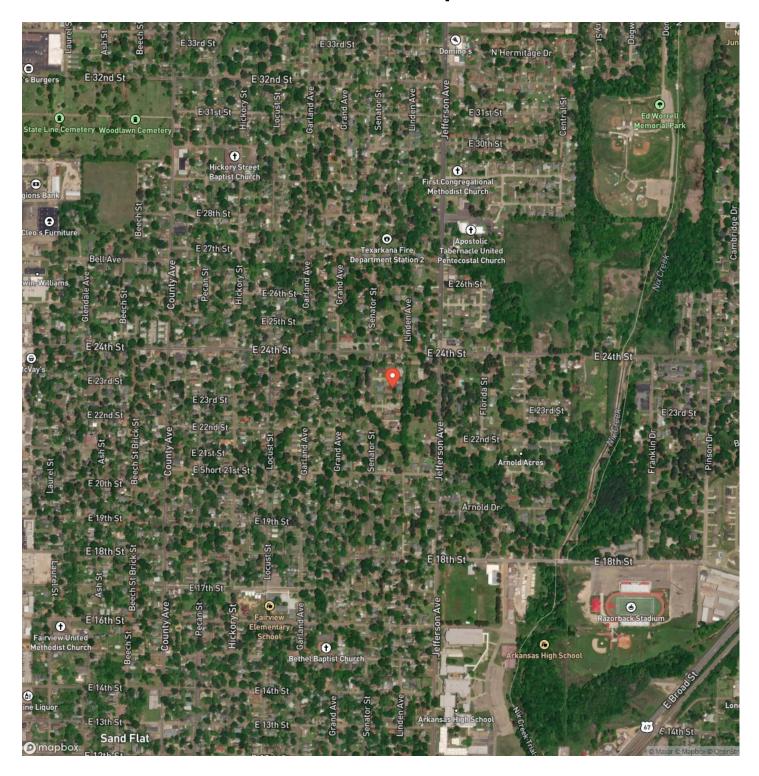


# **Locator Map**





# **Satellite Map**





### 1104 East 23rd St. -A&B Texarkana, AR / Miller County

# LISTING REPRESENTATIVE For more information contact:



### Representative

Peggy Speer

### Mobile

(903) 277-8203

#### Office

(870) 807-6731

#### Email

pspeer@mossyoakproperties.com

### Address

819 Lakewood Road

City / State / Zip

NOTES		



<u>NOTES</u>	



### **DISCLAIMERS**

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations and all information contained herein is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Potential buyer's agent(s) must be identified on first contact with MOPLH and must accompany the potential buyer on showings. Selling brokerages must have an executed Buyer agency agreement prior to contact with listing agent/brokerage, which spells out specifically selling brokerage commission source. Any offer of compensation from the seller are required to be in writing prior to any showing. Otherwise, the fee participation will be at the sole discretion of the seller. All property is subject to change, withdrawal, or prior sale. MOPLH expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us.

Any person viewing this marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.



Mossy Oak Properties Land and Home 819 Lakewood Road Camden, AR 71701 (870) 807-6731 MossyOakProperties.com

