



**For Sale** on Market

**\$198,000**

Call 903-253-5206 Today!

## 6001 FORREST LN, CANTON, TX 75103

2 BEDS, 1 FULL BATH(S)

Amazing income potential for this 2 unit duplex in Canton and close to schools and in town! Both units have a NEW ROOF! These units stay rented with long term tenants.



Get in touch  
**Tanya Watkins**

903-253-5206

### GENERAL DESCRIPTION

**Subdivision:** None

**Property Type:** Residential - Half Duplex

**Bedrooms:** 2

**Baths:** 1 Full

**Stories:** 1

**Style:** Traditional

**Year Built:** 1973

**Building Sqft:** 1,749 / Tax

**Lotsize:** 19,166

**Market Area:** 36.1

**MLS# / Area:** NTREIS-14134673

**Promise Realty**

903-253-5206

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Visit <https://www.har.com/NTREIS-14134673> for more information