



For Sale on Market

**\$97,700**

Call 7133771022 Today!

## 3317 N 23RD ST, WACO, TX 76708 2 BEDS, 1 FULL BATH(S)

Investor Special Prime North Waco investment opportunity with incredible upside and major location advantage. This 2-1 asset is in better condition than your typical distressed property, giving investors a head start on a fix-and-flip, BRRRR, or long-term buy-and-hold strategy. Located just minutes from Cameron Park's trails, recreation areas, and riverfront, plus a short drive to the local university giving this project powerful appeal for student renters, faculty, young professionals, and resale buyers. Rare chance to secure a cleaner, easier, faster project in one of Waco's strongest demand corridors. Solid bones, blank canvas, and an ideal footprint makes this perfect for strategic cosmetic upgrades or rental-ready improvements to boost ARV and cash-flow potential. Motivated seller. Sold - as-is.

### GENERAL DESCRIPTION

**Subdivision:** Melbourne Heights  
**Property Type:** Residential - Single Family  
**Bedrooms:** 2  
**Baths:** 1 Full  
**Stories:** 1  
**Year Built:** 1947  
**Building Sqft:** 843 /  
**Lotsize:** 7,318 / OWNER  
**MLS# / Area:** NTREIS-21132599



Presented By  
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7133771022

Listing Broker  
ListWithFreedom.com

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Visit <https://www.har.com/NTREIS-21132599> for more information