



For Sale on Market

\$395,000

Call 7133771022 Today!

312 E DAY ST, DENISON, TX 75021 6 BEDS, 4 FULL & 2 HALF BATH(S)

Great investment opportunity! Two story duplex, each unit has three bedrooms and two and a half baths. Unit 314 is owner-occupied, Unit 312 is vacant, but previously leased for \$1,545 a month through June 2025. Each unit features laminate flooring, an open living-dining layout, and a kitchen with ample storage. Upstairs each unit offers three bedrooms, including a primary suite with private bath, plus an additional full bath and a convenient half bath downstairs. Located minutes from downtown Denison, 10 minutes to Lake Texoma, and 30 minutes to Choctaw Casino, with easy access to major roads. Photos of 312 only, 314 is the same floorplan, flipped, with same furnishings. Schedule your showing today!



Presented By
Chad Sayles

Walzel Properties - Spring

7133771022

GENERAL DESCRIPTION

Subdivision: Dumas J P Add

Property Type: Multi-Family - Duplex

Bedrooms: 6

Baths: 4 Full & 2 Half

Stories: 2

Garage: 2 / Attached

Year Built: 2021

Lotsize: 7,492 / ASSESSOR

MLS# / Area: NTREIS-21151024

Listing Broker
PARAGON, REALTORS

312 E Day St, Denison, TX 75021

Visit <https://www.har.com/NTREIS-21151024> for more information