

For Sale on Market

**\$139,000**

Call 7133771022 Today!

## RESIDENTIAL - SINGLE FAMILY, 4 BEDS, 1 FULL BATH(S)

Investment opportunity in the growing community of Denison, Texas. This 4-bedroom, 1-bath home at 625 E Main St is currently tenant-occupied with renters paying \$1,100 per month, offering immediate rental income for investors looking to expand their portfolio. Located just minutes from downtown Denison, the property provides convenient access to local shops, restaurants, schools, and major highways. Denison continues to attract attention for its historic charm, strong sense of community, and proximity to Lake Texoma, making it a popular destination for both residents and visitors. Whether you're looking for a steady rental property or a project with future potential, this property offers an affordable entry point into the Denison market. Seller is also selling 1429 S Elm in Sherman with the mls number 21198367 AND the duplex at 1422 E Lamar. Feel free to make an offer for all three!

### GENERAL DESCRIPTION

**Subdivision:** PERRYS ED 1ST ADDN

**Property Type:** Residential - Single Family

**Bedrooms:** 4

**Baths:** 1 Full

**Stories:** 1

**Style:** Craftsman

**Year Built:** 1955

**Building Sqft:** 1,441 /

**Lotsize:** 5,998

**MLS# / Area:** NTREIS-21200427



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring

7133771022

**Listing Broker**  
**RE/MAX FIRST REALTY**

625 Main, Denison, TX 75021

Visit <https://www.har.com/NTREIS-21200427> for more information