# 47 Hittridge Road
Eldon, MO 65026

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**MLS# 3591075**







**$675,000**

**2** Bedrooms | **1** Bathroom | **1,009** Sqft

MULTI-FAMILY INVESTMENT OPPORTUNITY 6 UNITS ON 3.2 ACRES! Discover incredible income-producing potential with this unique multi-family property, conveniently located between Rocky Mount and Eldon! Situated on 3.2 mostly level acres with a stocked pond, this versatile investment features 6 total units, including 2 single-family residences & 4 park-owned campers, all included in the purchase price! The remodeled 2-bedroom farmhouse offers a ton of updates. The newly completed barndominium is currently rented, providing an existing income opportunity. Recent improvements also include nearly $30, 000 invested in septic system upgrades over the past several months. Additional features include a finished 12x18 building with electricity and LVP flooring, a 20x40 workshop/chicken coop, a spacious 32x46 three-sided shed & a former game room with laundry potential. Enjoy peaceful country surroundings, a stocked pond & access to Coffman Beach boat ramp & Bagnell Dam. Whether you're looking to expand your rental portfolio, explore multiple income streams, or invest in a property with room for future possibilities, this exceptional multi-family opportunity delivers Schedule your showing today!

PHOTO COMING SOON

**MATT SMITH REAL ESTATE GROUP LLC**

EXP Realty, LLC

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