



420 CENTRAL AVE.
HOT SPRINGS, AR
\$1,725,000



amberdhenson@hotmail.com

(501) 352-7670

One of the largest spaces on Central Avenue! With **immediate income from current tenant**, this property is perfect for investors seeking income, scale and visibility in Downtown Hot Springs. Property has been owned by the same family since 1901.



Highlights:

- **Prime Downtown Location** – located in the heart of Central Avenue, Hot Springs' busiest corridor across from BathHouse Row and The National Park
- **Approx. 18,536 SqFt** – one of the largest properties available on Central Avenue
- **Immediate Income** – currently producing rental income with established tenant
- **High Visibility & Foot Traffic** – positioned along a major tourist and local destination hub
- **Investment Growth** – surrounded by thriving businesses, attractions, and redevelopment projects
- Located in the **Opportunity Zone**.
- Potential eligible for **State, Federal, and Historic Tax Credits**

www.urbanlivinganddevelopmentinc.com