



804 CENTRAL AVE.  
HOT SPRINGS, AR  
\$1,995,000



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Available for the First Time in Over 25 Years! Own a premier mixed-use property in the heart of Downtown Hot Springs. This approximately 6,600 SF two-story building offers an exceptional combination of commercial visibility, residential income potential, and rare downtown amenities.



#### PROPERTY HIGHLIGHTS

- Approx. 4,000 SF retail/commercial space on the main level
- Approx. 2,600 SF upstairs residential condo
- 4 Bedroom | 3 Bathroom residential unit
- Proven short-term rental income history
- Zoned CBD – Central Business District
- Prime high-visibility location with strong pedestrian traffic

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