



126 CENTRAL AVE.
HOT SPRINGS, AR
\$575,000



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Seize your chance to own a landmark property in one of Arkansas's most desirable corridors. This historic gem delivers immediate income with untapped potential on the 2nd floor—perfect for expansion, redevelopment, or additional revenue opportunities.



Highlights:

- ± 2,272 SqFt of flexible, income-producing space
- Same family ownership since 1901 – a true Hot Springs legacy
- Prime Downtown location with constant visibility and foot traffic
- Immediate income in place
- Situated in the **Opportunity Zone**
- Potential eligibility for **State, Federal, and Historic Tax Credits**

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