



825 CENTRAL AVE.
HOT SPRINGS, AR
\$1,150,000



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Located in the heart of Downtown Hot Springs, **825 Central Avenue** is a three-story commercial property situated within the Central Business District. The property sits on a 25 x 110 lot and offers approximately **6,660 total square feet**. Built in 1900 with an effective age of 36 years, the structure features reinforced concrete framing and is currently utilized for retail and warehouse occupancy.



Highlights:

- **±6,660** SqFt of versatile commercial space
- Prime corner frontage along bustling **Central Avenue**
- Flexible layout ideal for multiple business types or mixed-use concepts
- Exceptional visibility and steady pedestrian & vehicle traffic
- Located in the **Opportunity Zone**

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