



364 CENTRAL AVE.
HOT SPRINGS, AR
\$2,480,000



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A rare opportunity awaits to own prime commercial space in the heart of Hot Springs. Boasting more than 8,000 sq ft, this property combines historic character with immediate income potential—perfectly positioned across from Bathhouse Row and Hot Springs National Park.



Highlights:

- ± 8,014 SqFt of versatile commercial space
- Directly across from **Bathhouse Row** and **Hot Springs National Park**
- Same family ownership since 1901 – a true legacy property
- Exceptional Central Avenue frontage with unmatched visibility
- Four separate storefronts: 3 retail + 1 restaurant space
- High-volume pedestrian and vehicle traffic in Downtown's core
- Located in the **Opportunity Zone**
- Potential eligibility for **State, Federal, and Historic Tax Credits**

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