



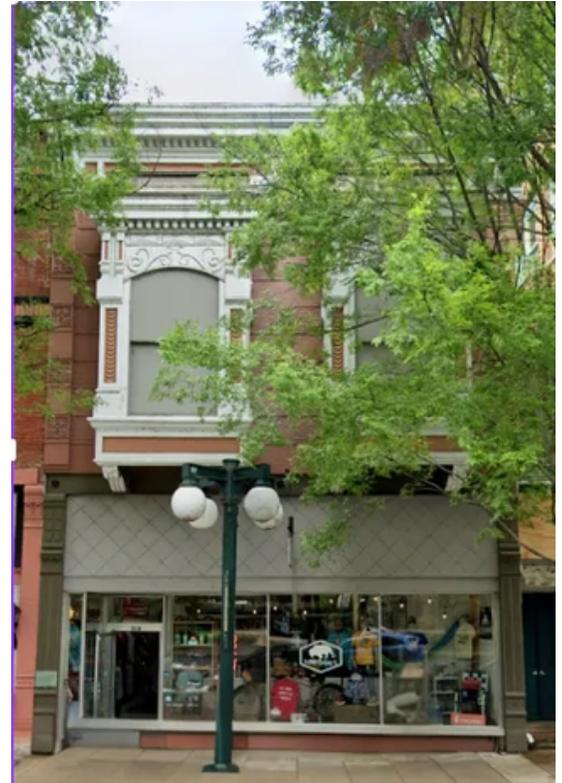
318 CENTRAL AVE.  
HOT SPRINGS, AR  
\$675,000



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Don't miss this rare chance to secure a landmark commercial property in the very heart of Downtown Hot Springs. Positioned along world-famous Central Avenue, this building not only delivers immediate income but also offers stunning views of Bathhouse Row, The Arlington, and the surrounding historic attractions.



### Highlights:

- Directly across from **Hot Springs National Park**
- ± 3,348 SqFt of versatile commercial space
- Same family ownership since 1901 – a true piece of Hot Springs history
- Excellent Central Avenue frontage with unmatched visibility
- Heavy foot traffic surrounded by premier shops, dining, and entertainment
- Endless potential to bring your vision to life
- Located in the **Opportunity Zone**
- Potential eligibility for **State, Federal, and Historic Tax Credits**

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