



122 CENTRAL AVE.
HOT SPRINGS, AR
\$1,240,000



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This rare opportunity places you at the center of one of Arkansas's most iconic destinations. With prime Central Avenue frontage, long-standing history, and strong income already in place, this property offers both immediate returns and unmatched potential for future growth.



Highlights:

- ± 4,044 SqFt of versatile space
- *Immediate income stream* – 2 retail storefronts on the 1st floor, 2 residential condos upstairs
- Premium Central Avenue location
- Endless options for retail, restaurant, or office use
- Surrounded by popular shops, dining, and historic attractions
- Situated in the **Opportunity Zone**
- Potential eligibility for **State, Federal, and Historic Tax Credits**

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