



332 CENTRAL AVE.
HOT SPRINGS, AR
\$1,650,000



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Don't miss this rare opportunity to own a large commercial property in one of the most sought-after locations in Arkansas. With nearly 8,000 sq ft of versatile space, this property is perfectly positioned for retail, dining, entertainment, or mixed-use development—offering both immediate income and long-term growth potential.



Highlights:

- ± 7,919 SqFt of flexible commercial and residential space
- Same family ownership since 1901 – a true Hot Springs legacy property
- *Immediate income* from 2 ground-floor retail spaces and 2 upstairs condos
- Directly across from **Bathhouse Row**
- Exceptional Central Avenue frontage with heavy pedestrian traffic
- Surrounded by thriving restaurants, shops, and downtown attractions
- Located in the **Opportunity Zone**
- Potential eligibility for **State, Federal, and Historic Tax Credits**

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