



101 2<sup>nd</sup> STREET  
HOT SPRINGS, AR  
\$3,000,000



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**Prime redevelopment opportunity!** 101 2nd Street, formerly operated as a senior living facility, is located just minutes from the vibrant Downtown Hot Springs corridor. This property is packed with potential for savvy investors, developers, or entrepreneurs ready to capitalize on Hot Springs' booming market.



### Highlights:

- ± **57,646** SqFt of versatile commercial space
- **Strategic Location:** Situated near Bathhouse Row, Oaklawn Racing Casino Resort, and Hot Springs National Park, a high-demand area for both residential and commercial growth.
- **Built-In Infrastructure:** Formerly a senior living facility, the property already features multiple private rooms, common spaces, accessibility upgrades, and large service areas — saving you time and money on major buildouts.
- **Ideal for Redevelopment:** Boutique apartments, assisted living, transitional housing, medical offices, short-term rentals — the possibilities are endless.
- **Land and Parking:** Large lot with parking and outdoor space for expansion, amenities, or new construction.
- **High Growth Area:** Hot Springs continues to attract tourism, retirees, and investment, this property is positioned perfectly to meet that demand. Unlock the value at 101 2nd Street!

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