



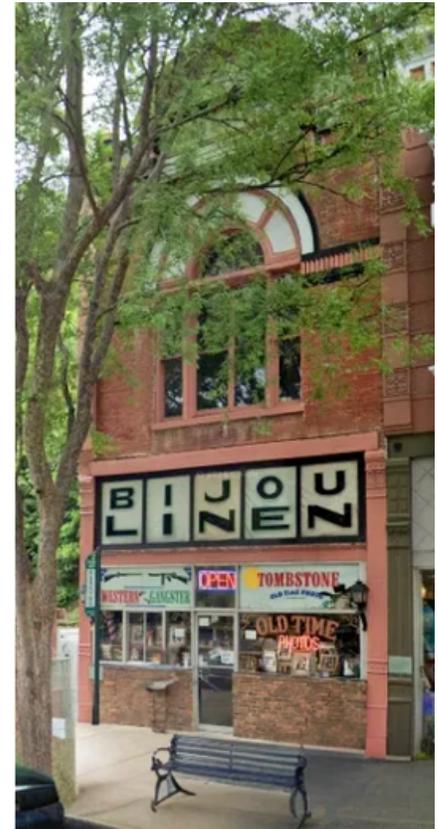
320 CENTRAL AVE.
HOT SPRINGS, AR
\$675,000



amberdhenson@hotmail.com

(501) 352-7670

Opportunities like this don't come around often! With approximately 2,640 sq ft, this historic property is ideally positioned for retail, dining, or office use in one of the most vibrant destinations in Arkansas. Offering immediate income and additional growth potential on the 2nd floor, this property combines charm, history, and prime location.



Highlights:

- Directly across from **Hot Springs National Park**
- ± 2,604 SqFt of versatile commercial space
- Same family ownership since 1901 – a legacy property
- Excellent Central Avenue frontage with high visibility
- Heavy pedestrian traffic in the core of Downtown Hot Springs
- Surrounded by thriving shops, restaurants, and attractions
- Situated in the **Opportunity Zone**
- Potential eligibility for **State, Federal, and Historic Tax Credits**

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