

**Agent:** Mary Grace Alexander  
**Company:** Lindsey & Assoc Inc Branch

**Email:** mgalexander@lindsey.com  
**Cell:** (479) 866-7397  
**Phone:** (479) 246-1661

## 400 & 410 N Oliver Avenue

Fayetteville, Ar 72701



**List Price:** \$5,800,000  
**MLS#:** 1176963  
**Beds:** 18  
**Baths Full:** 13  
**1/2 Baths:** 7  
**Garage:** 11  
**Square Feet:** 11,320  
**Price / Square Foot:** \$512.37  
**Subdivision:** 17-16-30-Fayetteville Outlots  
**Type:** Residential  
**Built:** 1966  
**County:** Washington  
**School:** Fayetteville

### Description

Directly across the street from the Donald W Reynolds Razorback football stadium, this iconic game-day destination is known & loved by all! Entire property consists of 3 residential dwellings, private heated pool, 2 lots beautifully-landscaped (yard is wired w/electric & cable), 3-car & huge RV garages, & even a 2-story treehouse equipped w/TV, electric, & WiFi, which is also rented out on game days! The number of bedrooms, bathrooms, kitchens, & living areas is simply mind-blowing. Included in the list price are TWO home businesses that convey with sale. Northwest Arkansas, ranked one of the Best Places to Live in America, is home to the nation's 5th fastest growing city, university & professional sports teams, world-class Crystal Bridges Museum of American Art, more than 200 miles of mountain biking and paved trails, & headquarters for Walmart, Tyson Foods, & JB Hunt. Follow video link to see exciting game day business in action!

### Property Details

Lot Size	1.13 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, WetBar, BuiltinFeatures, CeilingFans, EatinKitchen, GraniteCounters, Pantry, ProgrammableThermostat, SplitBedrooms, SeeRemarks, Shutters, WoodBurningStove, WiredforSound, InLawFloorplan, MultipleLivingAreas, MudRoom, Storage
Appliances	SomeGasAppliances,ConvectionOven,DoubleOven,Dryer,Dishwasher,ElectricOven,ElectricRange,ElectricWaterHeater,Disposal,GasWaterHeater,HotWaterCirculator,IceMaker,Microwave,Oven,Refrigerator,RangeHood,SmoothCooktop,SelfCleaningOven,TrashCompactor,Washer,PlumbedForIceMaker
Driveway	ConcreteDriveway

Equipment	SatelliteDish
Exterior	AluminumSiding,Brick
Fencing	Partial
Fireplace	Bedroom,GasLog,LivingRoom,WoodBurning,WoodBurningStove