

125 Bowen Boulevard

Fayetteville, Ar 72703



List Price: \$399,500
MLS#: 1253135
Beds: 0
Garage: 0
Square Feet: 3,058
Price / Square Foot: \$130.64
Type: CommercialSale
Built: 1961
County: Washington
School:

Description

Located directly on Highway 45, 3 properties on 1 parcel, 2 houses and 1 commercial rental. With dual zoning—both commercial and residential—the possibilities are endless. The parcel encompasses a 968 sq. ft. commercial building currently leased for \$700/month, offering an immediate return. Adjacent lies a 3-bedroom, 2-bathroom residence. Spread across 1362 sq. ft., it flaunts a resilient metal roof, efficient mini-split AC units, and recent renovations such as new windows and contemporary bathroom vanities. This home reliably attracts \$1500/month in rent. Furthermore, the property also includes a 728 sq. ft., 2-bedroom home. After the addition of extra kitchen cabinets and a fresh paint job, it garners a consistent \$1000/month. Its strategic location ensures high visibility, making it a coveted asset in any portfolio. Embodying both residential coziness and commercial utility, it's primed for diverse opportunities. A genuine gem for discerning investors, don't let this chance slip by.

Property Details

Lot Size	0.45 Acres
Air Condition	CentralAir,Ductless,Electric,WindowUnits
Appliances	ElectricWaterHeater
Exterior	Brick,VinylSiding
Listed By	Simplicity Real Estate Solutions