

**Agent:** Clay Porter  
**Company:** Lindsey & Associates Inc

**Email:** cporter@lindsey.com  
**Cell:** (479) 414-9977  
**Phone:** (479) 435-6867

## 613 E Central Avenue

Bentonville, Ar 72712



**List Price:** \$745,000  
**MLS#:** 1265201  
**Beds:** 2  
**Baths Full:** 1  
**Garage:** 0  
**Square Feet:** 864  
**Price / Square Foot:** \$862.27  
**Subdivision:** Lincoln & Rice Add Bentonville  
**Type:** Residential  
**Built:** 1983  
**County:** Benton  
**School:** Bentonville

### Description

Downtown Bentonville opportunity. Live downtown Bentonville, convert to a Short Term Rental, or build your custom personal home within walking distance to restaurants, shopping, biking trails, Crystal Bridges Museum and the Downtown Square. Rear alley entrance and 2 side street entrances are available.

### Property Details

|               |                             |
|---------------|-----------------------------|
| Lot Size      | 0.17 Acres                  |
| Air Condition | CentralAir,Electric         |
| Appliances    | ElectricOven,GasWaterHeater |
| Driveway      | UnpavedDriveway             |
| Exterior      | VinylSiding                 |
| Fencing       | BackYard,Wire               |
| Fireplace     | None                        |