

## 2587 N College Avenue

Fayetteville, Ar 72703



**List Price:** \$775

**MLS#:** 1270859

**Beds:** 0

**Garage:** 0

**Square Feet:** 450

**Price / Square Foot:** \$1.72

**Type:** CommercialLease

**Built:** 1945

**County:** Washington

**School:**

### Description

+/- 450 SF end cap space conveniently located just off College Ave in Fayetteville! This compact yet versatile area comprises a spacious open room, ideal for various retail or business setups, along with a back room suitable for storage needs. Added convenience comes with a private bathroom and a rear entrance for employee access. Front parking ensures easy accessibility for customers and clients, while additional parking at the back caters to employees' needs. Whether it's a retail venture or a small business in need of office space, this location offers the perfect setting to conduct business effectively. Lease rate of \$800/mo on a modified gross lease with the tenant responsible for their own Water, Electric, Gas, and Sewer.

### Property Details

Listed By	Keller Williams Market Pro Realty Bentonville West
-----------	--