

## 305 SE Henry Street

Bentonville, Ar 72712



**List Price:** \$710,000

**MLS#:** 1272199

**Beds:** 3

**Baths Full:** 1

**Garage:** 1

**Square Feet:** 1,086

**Price / Square Foot:** \$653.78

**Subdivision:** RAILROAD ADD-BENTONVILLE

**Type:** Residential

**Built:** 1993

**County:** Benton

**School:** Bentonville

### Description

Prime real estate opportunity in the vibrant heart of Bentonville, AR. Located at the coveted 305 SE Henry St, this property boasts an expansive lot size of approximately 87x106, and is zoned for DN3, paving the way for the potential construction of three units. This property is a goldmine for developers, offering a rare opportunity to create a multi-unit residential complex or a collection of luxury townhomes in one of the city's most desirable neighborhoods. For those who enjoy outdoor activities, the nearby bike trail offers a scenic route to enjoy the natural beauty of the area. Moreover, this property is within walking distance to the contemporary art space, Dining, Entertainment scene, Momentary, the Ledger Office building, and the 8th St Market. Additionally, it's positioned close to various music festivals, enhancing its appeal as a cultural hotspot. Don't miss out on this exceptional investment opportunity. Secure this property today and contribute to the dynamic community of Bento

### Property Details

Lot Size	0.21 Acres
Air Condition	CentralAir
Amenities	EatinKitchen, None
Appliances	GasWaterHeater
Driveway	ConcreteDriveway
Equipment	TVAntenna
Exterior	Masonite
Fencing	None
Fireplace	None
Listed By	Kaufmann Realty, LLC