

## 528 N College Avenue

Fayetteville, Ar 72701



**List Price:** \$1,125,000  
**MLS#:** 1272505  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 3,069  
**Price / Square Foot:** \$366.57  
**Type:** CommercialSale  
**Built:** 1909  
**County:** Washington  
**School:**

### Description

This historic property near downtown Fayetteville is incredibly flexible, with past and present uses that include retail, professional offices, an esthetics practice, residential, live/work, coworking, and more. The building was beautifully and thoroughly renovated by Flintlock LAB in 2021 with both commercial and residential uses in mind. All main systems were updated between 2020-2022, including a new roof in 2022. Zoned "Community Services," this property sits directly between the Washington-Willow and Wilson Park Historic Districts and has valuable street frontage on College Ave near downtown Fayetteville with 25,000 vehicles/day. Ample parking is available, including 7 spaces in the front lot, and there are 2 front entrances. Because the building is currently utilized as an Occupancy Type B, no renovations would be required to maintain a business use in the building.

### Property Details

|               |                      |
|---------------|----------------------|
| Lot Size      | 0.18 Acres           |
| Air Condition | CentralAir,Electric  |
| Exterior      | AluminumSiding,Brick |
| Fencing       | Fenced               |
| Listed By     | Collier & Associates |