

10006 Campbell Road

Fayetteville, Ar 72701



List Price: \$675,000
MLS#: 1285677
Beds: 4
Baths Full: 2
1/2 Baths: 1
Garage: 4
Square Feet: 3,800
Price / Square Foot: \$177.63
Subdivision: 17-15-30
Type: Residential
Built: 1976
County: Washington
School: Greenland

Description

SELLER MOTIVATED!! Seller willing to pay \$5,000 in Buyer closing costs

Looking for a strategic location to launch or expand your business? With no deed restrictions, this 2.67-acre property offers unparalleled versatility and a prime location just off the interstate. With a spacious home and 3 oversized outbuildings, this property is ready to accommodate a diverse range of businesses.

The upper level features a separate apartment with 3 bedrooms, full kitchen, living room, washer & dryer, and its own private entry. The lower level offers a spacious living room for family gatherings opening up into a large kitchen with plenty of counter space and storage. The main bedroom has a custom porcelain walk-in shower and large walk-in closet.

3 outbuildings: 30 x 60 heated and cooled with an office and a half bath perfect for mechanical work, woodworking or welding.

30 X 40 outbuilding is a 2-bay RV and boat storage

30 x 24 shop/shed Come take a look!

3-phase electrical lines are runni

Property Details

Lot Size	2.67 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, BuiltInFeatures, CeilingFans, CathedralCeilings, EatInKitchen, Pantry, ProgrammableThermostat, SplitBedrooms, SeeRemarks, Storage, WalkInClosets, WindowTreatments
Appliances	Dishwasher,ElectricCooktop,ElectricOven,ElectricRange,ElectricWaterHeater,Disposal,PlumbedForIceMaker
Driveway	GravelDriveway
Exterior	Rock,VinylSiding

Fencing	BackYard,Metal,Partial,SplitRail
Fireplace	FamilyRoom,GasLog
Listed By	Keller Williams Market Pro Realty Branch Office