

# 3510 SE L Street

Bentonville, Ar 72712



**List Price:** \$975,000  
**MLS#:** 1290811  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 1,470  
**Price / Square Foot:** \$663.27  
**Type:** CommercialSale  
**Built:** 1991  
**County:** Benton  
**School:**

## Description

Fantastic strategic opportunity on this commercial corner .74 of an acre lot, zoned C-2. Potential development opportunities include medical office, multi-family building, townhouses, bank, restaurant, or any other possibility. Surrounded by new developments. Currently, the parcel is leased. There is a car wash and a food truck operating on site. Car Wash building conveys "as is". New owner to remove it if needed. There is a high count of traffic on Walton Blvd. and high visibility on this road. All utilities are onsite. Please do not contact the tenants.

## Property Details

Lot Size	0.74 Acres
Listed By	Lindsey & Associates Inc Bentonville