

# 10006 Campbell Road

Fayetteville, Ar 72701



**List Price:** \$625,000  
**MLS#:** 1297201  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 3,800  
**Price / Square Foot:** \$164.47  
**Type:** CommercialSale  
**Built:** 1976  
**County:** Washington  
**School:**

## Description

SELLER MOTIVATED!! Assumable FHA loan available at 3.125%

Strategic Commercial Opportunity! Located in a rapidly growing industrial corridor with easy I-49 access, this 2.67-acre property is ideal for business expansion or launch.

- \* No deed restrictions
- \* City water
- \* 2 septic tanks
- \* 3 oversized outbuildings provide versatile space
- \* 3-phase power at the road
- \* Heated/cooled 30x60 shop (w/ office & bath)
- \* 30x40 RV/boat storage
- \* 30x24 shop/shed offer diverse possibilities

Plus, a separate spacious 3-bed apartment currently being used for AIRBNB with private entry provides great income potential or use it as your kids' first apartment! Property is located outside of the city limits. Zoned for agriculture/residential.

## Property Details

Lot Size	2.67 Acres
Air Condition	CentralAir,Electric
Appliances	ElectricWaterHeater
Driveway	Storage
Exterior	Rock,VinylSiding

Listed By	Keller Williams Market Pro Realty Branch Office
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