

# 1722 College Avenue

Fayetteville, Ar 72703



**List Price:** \$1,405,000  
**MLS#:** 1321229  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 8,320  
**Price / Square Foot:** \$168.87  
**Type:** CommercialSale  
**Built:** 1954  
**County:** Washington  
**School:**

## Description

Commercial Building for Sale – Prime College Ave Location

Located just northeast of the Sycamore and College Avenue intersection, this property offers exceptional exposure with approximately 99 feet of frontage on College Avenue and a traffic count of 33,000 vpd.

The building features LED interior lighting (SWEPCO estimates approx. \$700 in annual savings) and is currently occupied by three tenants across five suites, all secured with long-term leases. The parking lot has been upgraded for ADA compliance, complete with ramps and handrails.

With Urban Corridor (UC) zoning, the site provides excellent redevelopment potential, supporting a wide variety of commercial and mixed-use projects. Its strategic location near the University of Arkansas and within one of Fayetteville’s most active retail and growth corridors makes it ideal for both current income and future transformation.

Building only for Sale. Tenant occupied, please do not disturb tenants-Appointment required.

## Property Details

Lot Size	0.57 Acres
Air Condition	CentralAir
Appliances	ElectricWaterHeater
Exterior	AluminumSiding
Listed By	Collier & Associates