

# 203 & 205 Public Square

Berryville, Ar 72616



**List Price:** \$750,000  
**MLS#:** 1327862  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 9,990  
**Price / Square Foot:** \$75.08  
**Type:** CommercialSale  
**Built:** 1920  
**County:** Carroll  
**School:**

## Description

Prime Investment Opportunity in Downtown Berryville. Step into a rare chance to own a piece of Berryville history with this beautifully restored 1920s commercial building located on the vibrant town square. Just off Hwy 62 with high daily traffic count. Whether you're an investor seeking steady income or an entrepreneur ready to run your own pub, this property offers unmatched versatility and charm. Main Level: Poncho Goldstein's Irish Pub – Fully remodeled and ready to go. Large Attorney's Office – Professional tenant in place. Upper Level: 4 Rental Apartments – 3 currently leased; 1 under renovation (finish to your taste) Additional Unit: Retail Space + 1200 sq. ft. Living Quarters – Previously an art and teaching studio; ideal for boutique, gallery, or creative workspace. Flexible Use – Ideal for retail, hospitality, office, or mixed-use. This is more than a property, it's a gateway to community, creativity, and cash flow. Ready to explore the possibilities? Let's set up your priv

## Property Details

Lot Size	0.16 Acres
Air Condition	Ductless,Electric,WindowUnits
Appliances	GasWaterHeater
Exterior	Block,Concrete
Listed By	Montgomery Whiteley Realty