

311 S Main Street

Springdale, Ar 72764



List Price: \$284,762
MLS#: 1331419
Beds: 0
Garage: 0
Square Feet: 996
Price / Square Foot: \$285.91
Type: CommercialSale
Built: 1957
County: Washington
School:

Description

Opportunity awaits in historic Downtown Springdale! This property offers an open area suitable for reception, retail, or flexible workspace, plus two private offices, one with a separate entrance. Features include a kitchen, full bathroom, laundry/mud room, and additional storage in the converted garage (not included in square footage), ideal for equipment, bikes, or inventory. A new roof provides added peace of mind. Zoned for office or retail use and conveniently located near the Razorback Greenway, post office, fire station, restaurants, shopping, service businesses, and nearby mixed-use developments. The efficient layout, desirable downtown location, and attractive size and price point make this a versatile opportunity. Buyer to verify intended use with the city. Per the Springdale Planning Director, residential use may continue under grandfathered status provided use is continuous, vacancy does not exceed six months, and no changes increase nonconformity. Buyer to verify with the city to their satisfaction.

Property Details

Lot Size	0.06 Acres
Air Condition	CentralAir,Electric
Appliances	GasWaterHeater
Driveway	Storage
Exterior	Brick
Listed By	The Griffin Company Commercial Division-Springdale