

## 1203 I Street

Bentonville, Ar 72712



**List Price:** \$299,000  
**MLS#:** 1333121  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 1,298  
**Price / Square Foot:** \$230.35  
**Type:** CommercialSale  
**County:** Benton  
**School:**

## Description

Unique Investment Opportunity with Commercial Potential! Whether you're looking to expand your rental portfolio or explore redevelopment, this property delivers options. With both homes ready for occupancy or updates, it's an excellent chance to generate steady rental income right away. These two parcels are located directly on the Greenway and in Bentonville's Regional Center hub consisting of smaller businesses like restaurants, office and other services. Also good for concentrated housing in close proximity to abundant jobs. Delivering the cities highest financial performance. This property features two separate homes on spacious parcels a prime location. The first home offers 3 bedrooms, 1 bathroom, and 1,298 sq. ft. on a .23-acre lot, while the second includes 2 bedrooms, 1 bathroom, and 624 sq. ft. on .34 acres. From rental investment to long-term growth potential, this property is full of promise in one of the area's most strategic locations. Also selling 1203 separately MLS Num

## Property Details

Lot Size	0.23 Acres
Listed By	Collier & Associates- Rogers Branch