

# 3422 College Avenue 3-5

Fayetteville, Ar 72703



**List Price:** \$24  
**MLS#:** 1340239  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 6,800  
**Price / Square Foot:** \$0.00  
**Type:** CommercialLease  
**Built:** 1986  
**County:** Washington  
**School:**

## Description

Versatile +/- 6,800 SF space available for lease in a high-visibility location off N College Ave, which see approx. 33,000 VPD and offers convenient access to the US-71 on-ramp. Currently utilized as a church, the property is well suited for a wide range of uses including professional office, medical or therapy practice, retail, childcare, etc. The layout features 12 individual rooms that can function as private offices, conference rooms, patient rooms, or storage areas, along with 5 restrooms to support high occupancy. 2 expansive open areas provide flexibility for collaborative workspace, therapy activities, children's play areas, or event space. One of the areas includes a loft with table space, adding additional functionality to the space. Additional amenities include a kitchen and utility closet, enhancing convenience. With its adaptable floor plan, strong traffic counts, and strategic location, this property presents an excellent opportunity for businesses seeking both visibility and flexibility.

## Property Details

Listed By	Keller Williams Market Pro Realty Bentonville West
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