

# 120 S Collins Avenue

Gentry, Ar 72734



**List Price:** \$269,000  
**MLS#:** 1340669  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 1,955  
**Price / Square Foot:** \$137.60  
**Type:** CommercialSale  
**Built:** 1903  
**County:** Benton  
**School:**

## Description

Charming Victorian property offers a rare opportunity for a Residential Office–zoned commercial space in the heart of downtown Gentry. Two minute walk to Main Street, w/ exceptional walkability to the courthouse, city offices, banks, restaurants, salons, library, post office & grocery store. The wrap-around porch creates an inviting first impression for clients or visitors. Located less than half a mile from the city park and within walking distance to community events and parades, the property benefits from a strong community presence. Inside, the building features 3 private rooms, 2.5 baths, and recent updates including new roof & windows, fresh interior paint, updated light fixtures, a new front door, new carpet, new toilet, dishwasher, refrigerator, and washer—allowing for immediate occupancy. A unique blend of historic character and modern updates in a prime downtown location (buyer to verify permitted uses).

## Property Details

Lot Size	0.16 Acres
Air Condition	Electric
Appliances	GasWaterHeater
Exterior	VinylSiding
Listed By	Collier & Associates