

884 W Holly Street

Fayetteville, Ar 72703



List Price: \$3,000,000

MLS#: 1343496

Beds: 0

Garage: 0

Square Feet: 16,128

Price / Square Foot: \$186.01

Subdivision: Fayetteville Outlots

Type: Residential

Built: 1993

County: Washington

School: Fayetteville

Description

Arbor Vine is a 20-unit well-located multifamily property consisting of all two-bedroom units with significant capital improvements over the past five years including new roofs, siding, HVAC units, decks, and full interior renovations featuring LVP floors, granite counters, black appliances, and smart home thermostats. The property carries zero deferred maintenance and offers an ideal location for student and workforce housing, with close proximity to the University of Arkansas, major employers, and walkable retail and dining. Each unit is individually metered for water and electric and includes full-size washers, dryers, and dishwashers.

Despite its fully renovated condition, current rents trail comparable properties by \$200–\$300 per month, representing immediate upside for a new owner. Additional value-add opportunities include introducing pet rent, admin fees, and trash/pest billing — none of which are currently charged — as well as reducing the above-market landscaping cost of \$439/month.

Property Details

Lot Size	0.81 Acres
Air Condition	CentralAir
Appliances	Dryer,Dishwasher,ElectricOven,ElectricRange,ElectricWaterHeater,Disposal,Washer
Driveway	ConcreteDriveway
Exterior	AluminumSiding,Brick
Fencing	Partial
Listed By	GREA-Global Realtor Estate Advisors Branch