

2227 N College Avenue

Fayetteville, Ar 72703



List Price: \$775,000
MLS#: 1344681
Beds: 4
Baths Full: 3
Garage: 0
Square Feet: 3,447
Price / Square Foot: \$224.83
Subdivision: Fayetteville Outlots
Type: Residential
Built: 1957
County: Washington
School: Fayetteville

Description

Unbeatable visibility directly on College Ave with 29,000 daily traffic count. The 3,447 sqft building, built in 1957, blends functional workspace with authentic mid century charm, featuring abundant natural light, original hardwood floors, and built ins throughout. The flexible layout could accommodate up to 10 private offices or studios, serve as a spacious headquarters for an owner occupant business, or be re-imagined into endless uses. Situated on a .47 acre lot, the property also includes a large fenced backyard, creating rare flexibility for park-like outdoor applications, future expansion, or additional parking. A unique opportunity for an investor or business owner to establish a highly visible Fayetteville presence in a character-filled space with room to grow.

Property Details

Lot Size	0.47 Acres
Air Condition	CentralAir
Amenities	None
Appliances	Dishwasher,ElectricRange,GasWaterHeater,Refrigerator
Driveway	GravelDriveway
Exterior	Brick
Fencing	ChainLink
Fireplace	LivingRoom
Listed By	SoHo eXp NWA Branch