

## 25 N. Main Avenue

Fayetteville, Ar 72701



**List Price:** \$650,000  
**MLS#:** 1348959  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 4,500  
**Price / Square Foot:** \$144.44  
**Type:** CommercialSale  
**Built:** 1967  
**County:** Washington  
**School:**

### Description

Exceptional commercial opportunity in a high-visibility, high-traffic location in the heart of Greenland! Positioned directly across from Greenland High School and just moments from Drake Field, this versatile income-producing property offers multiple revenue streams all in one investment. The property includes a convenience store, gas station, laundromat, car wash, and an additional lease space for even more income potential. Located less than one mile from the White River and just minutes from I-49, this property offers excellent accessibility, strong local exposure, and consistent daily traffic from both residents and travelers alike. The laundromat and car wash provide great value-add potential with opportunities for updates and improvements to further increase income and overall property value. Surrounded by continued growth in Northwest Arkansas, this is a rare opportunity for an owner-operator or investor seeking an established commercial property with multiple income streams and strong upside potential.

### Property Details

Lot Size	1.00 Acres
Air Condition	CentralAir,Electric
Appliances	GasWaterHeater
Exterior	Block,Concrete
Listed By	Collier & Associates