

FOR SALE

HISTORIC MIXED-USE — DOWNTOWN FAYETTEVILLE

# 215 N East Ave

Fayetteville, Arkansas 72701

ASKING PRICE  
**\$2,275,000**

TOTAL SF  
**4,512**  
Square Feet

USE TYPE  
**Mixed-Use**  
Office + 2 Apartments

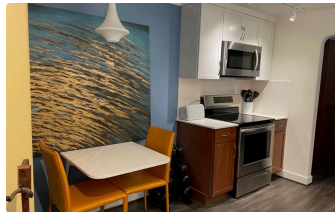
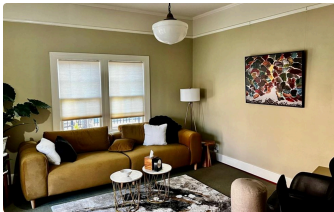
OCCUPANCY  
**Occupied**  
Immediate Income

## PROPERTY OVERVIEW

Historic mixed-use asset in the heart of Downtown Fayetteville, a property with forty years of single-ownership stewardship and the bones to prove it. The commercial space is fully occupied with month-to-month tenants, offering immediate income and flexibility for a buyer with a long-term vision. Two basement-level furnished luxury apartments add a residential income component that's increasingly rare this close to the Square.


## KEY HIGHLIGHTS

- New roof, updated plumbing & electrical
- Fully occupied — immediate income day one
- Two furnished luxury basement apartments
- Month-to-month leases offer maximum flexibility
- Historic character carefully preserved throughout
- Rare find — steps from Fayetteville Square




## LISTING AGENT

**Jeff Pederson**

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## PROPERTY DETAILS

|             |                   |
|-------------|-------------------|
| Type        | Mixed-Use         |
| Year Built  | Historic          |
| Commercial  | Executive Offices |
| Residential | 2 Furnished Apts  |
| Ownership   | 40 Years Single   |
| Location    | Near The Square   |

# Floor Plans

4,512 SF · Mixed-Use Historic Building



## FIRST FLOOR Commercial Office Space



## SECOND FLOOR Additional Office Space

