



*for*  
**SALE**  
*or*  
**LEASE**

OPEN FLEX SPACE WITH  
MANY OPPORTUNITIES

EXCLUSIVELY LISTED BY:

Taylor Halsey Realtor®

870.926.4588 | taylor.halsey@hthreg.com

Landon Wilson Realtor®

870.514.5578 | landon.wilson@hthreg.com

## OPPORTUNITY OVERVIEW

LOT SIZE: 0.54+/- AC

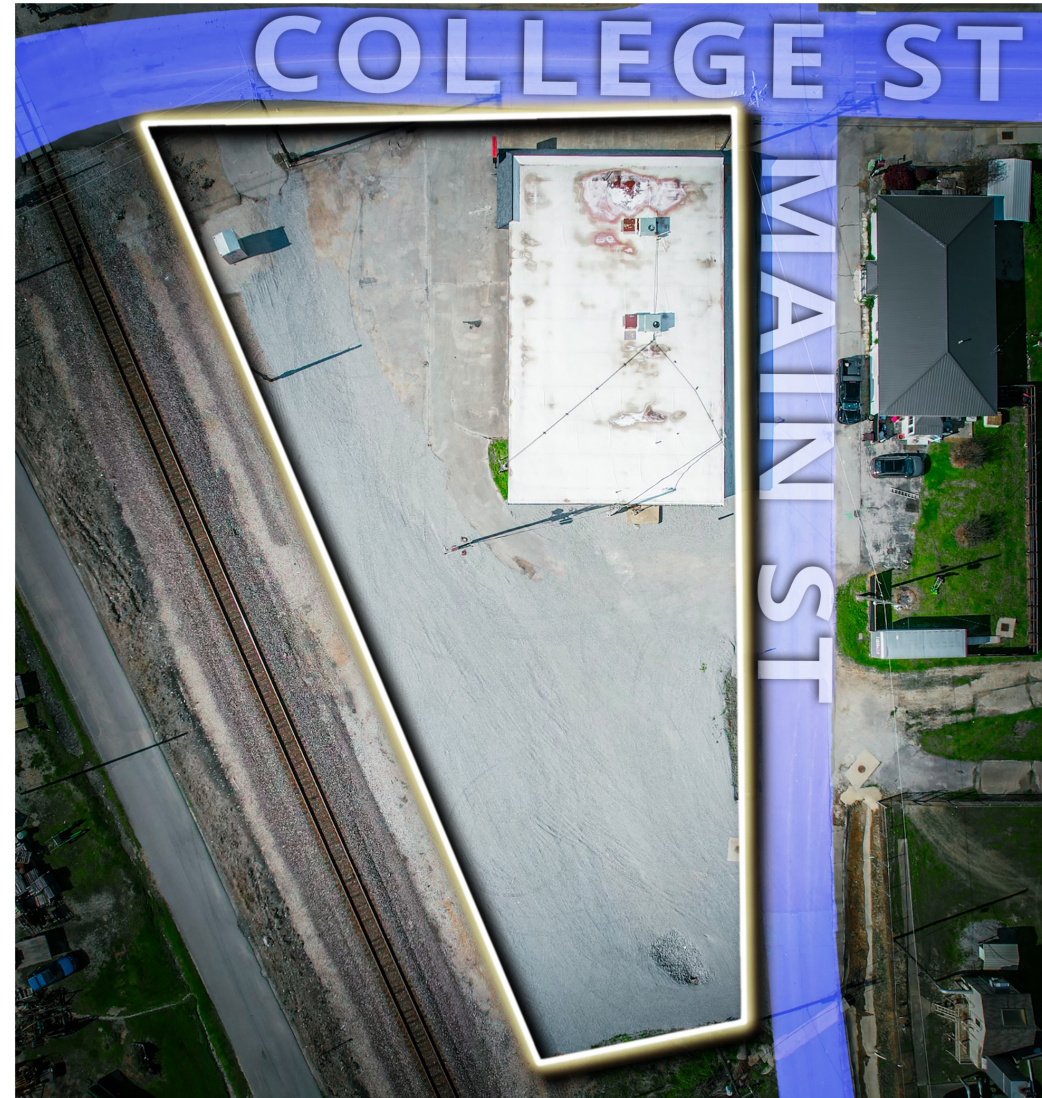
BUILDING: 5,505+/- SF

SALE: \$295,000.00

LEASE: \$2,200.00/MO GROSS

## PROPERTY HIGHLIGHTS

- Sits at one of the main intersections of Bono's Business District
- Historic Building
- New Roof and Open Floor Plan
- Sprinkler System
- Unique Opportunity | Flex Space



taylor.halsey@hthreg.com | 870.926.4588 landon.wilson@hthreg.com | 870.514.5578

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

HalseyThrasherHarpole.com (870) 972-9191

## EXECUTIVE SUMMARY

Introducing an exceptional investment opportunity - 101 W College St! This historic 5,505 SF building boasts a sought-after location at a prime intersection in the heart of the Bono. It offers a blank canvas full of large, open spaces to let your investment come to life. 101 W College St provides the perfect space for a variety of businesses, from a boutique to a trendy cafe or restaurant, a small grocery store, or a professional office. The open layout allows for versatile usage, ensuring maximum flexibility for potential tenants or owners. With excellent visibility, the property offers an enticing opportunity for investors looking to expand their portfolio in a thriving market. This property is also the perfect lease opportunity. Don't miss your chance with this piece of prime real estate. Seize this opportunity to elevate your business and investment portfolio to new heights!



## ZONING DESCRIPTION

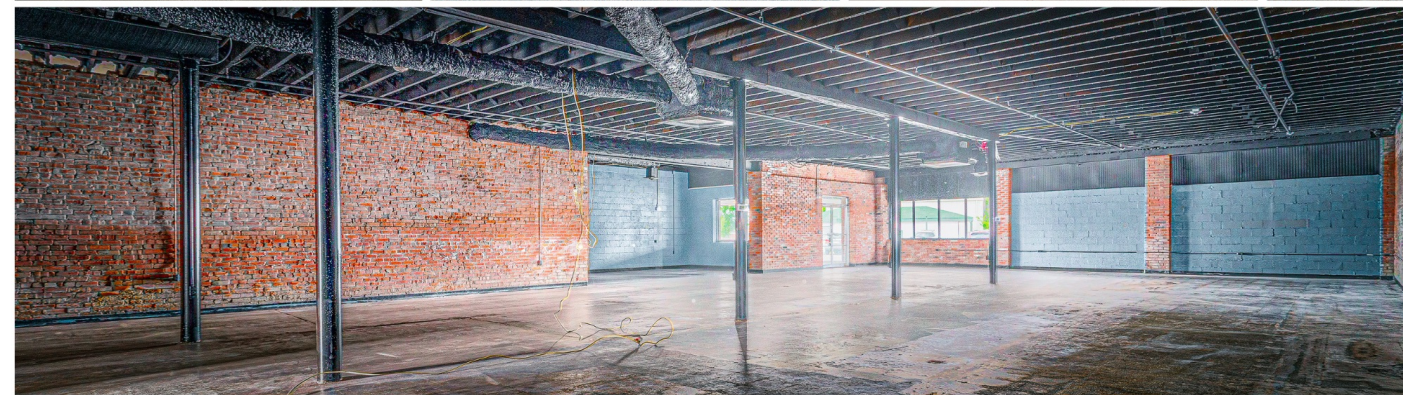
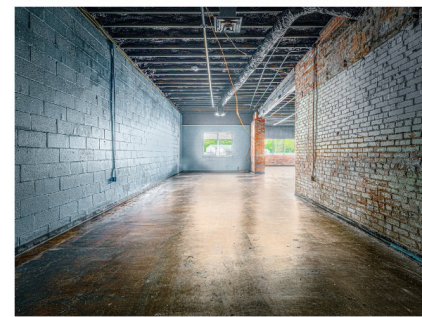
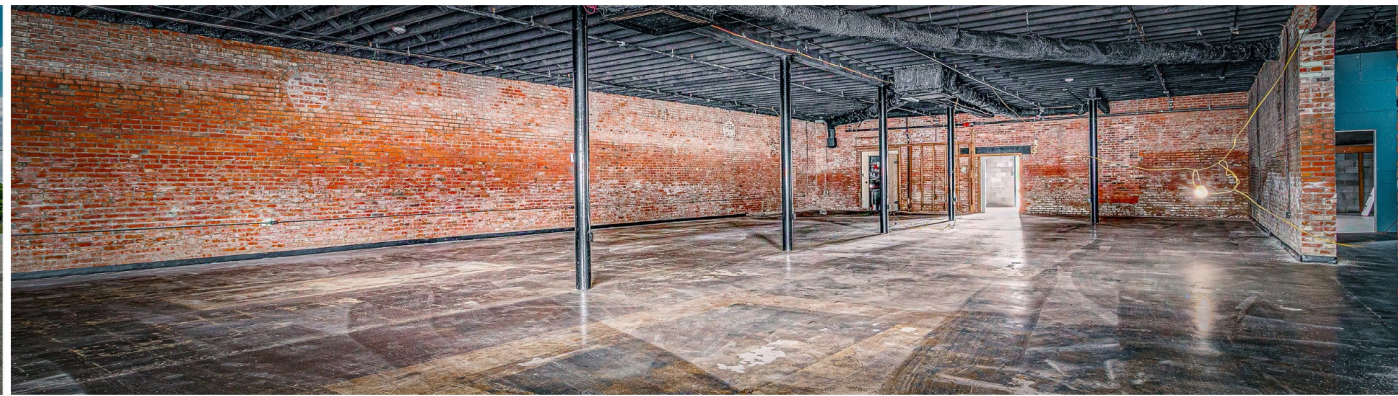
### C-1 | Commercial

This district is intended to provide space for the conduct of business and the provision of services essential to support the residents within the City and the surrounding area, including retail, professional offices, financial institutions, transient facilities, amusement facilities, limited wholesaling and warehousing, and business activities retail servicing the general and motoring public.

taylor.halsey@hthreg.com | 870.926.4588 landon.wilson@hthreg.com | 870.514.5578

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

HalseyThrasherHarpole.com (870) 972-9191



taylor.halsey@hthreg.com | 870.926.4588 landon.wilson@hthreg.com | 870.514.5578

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

HalseyThrasherHarpole.com (870) 972-9191



taylor.halsey@hthreg.com | 870.926.4588 landon.wilson@hthreg.com | 870.514.5578

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

HalseyThrasherHarpole.com (870) 972-9191



taylor.halsey@hthreg.com | 870.926.4588 landon.wilson@hthreg.com | 870.514.5578

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

HalseyThrasherHarpole.com (870) 972-9191



taylor.halsey@hthreg.com | 870.926.4588 landon.wilson@hthreg.com | 870.514.5578

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

HalseyThrasherHarpole.com (870) 972-9191

# BONO

