



CHRIS ALLCORN 479.466.8829 **DEVIN BRITTON** 479.305.9960



OFFERED AT

\$700,000

- Retail storefront
- Natural Light
- Razorback Greenway
- Between Dickson St. & Sorority Row
- Original Fayetteville building stock
- Tenant: Ice House tattoo

+/- 2,939 HEATED SQ. FT.

O SHARED PARKING

MSC ZONING

Unit 101 - 339 N West Avenue Fayetteville, AR 72701



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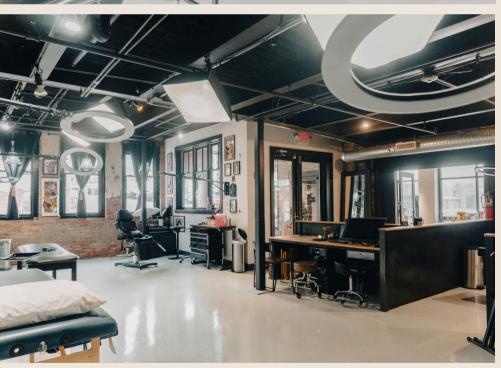












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- Within 200' of West Ave parking deck
- Walking distance to the University of Arkansas
- Steps away from the brand new <u>Civic Plaza</u>
- <u>Dual-brand seven story</u>
 <u>Hilton Motto & Tempo hotel</u>
 coming in 2026
- In the heart of Fayetteville & U of A nightlife district

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All information is deemed reliable but not guaranteed.

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