



9 S Block Ave

9 S Block Ave, Fayetteville, AR 72701



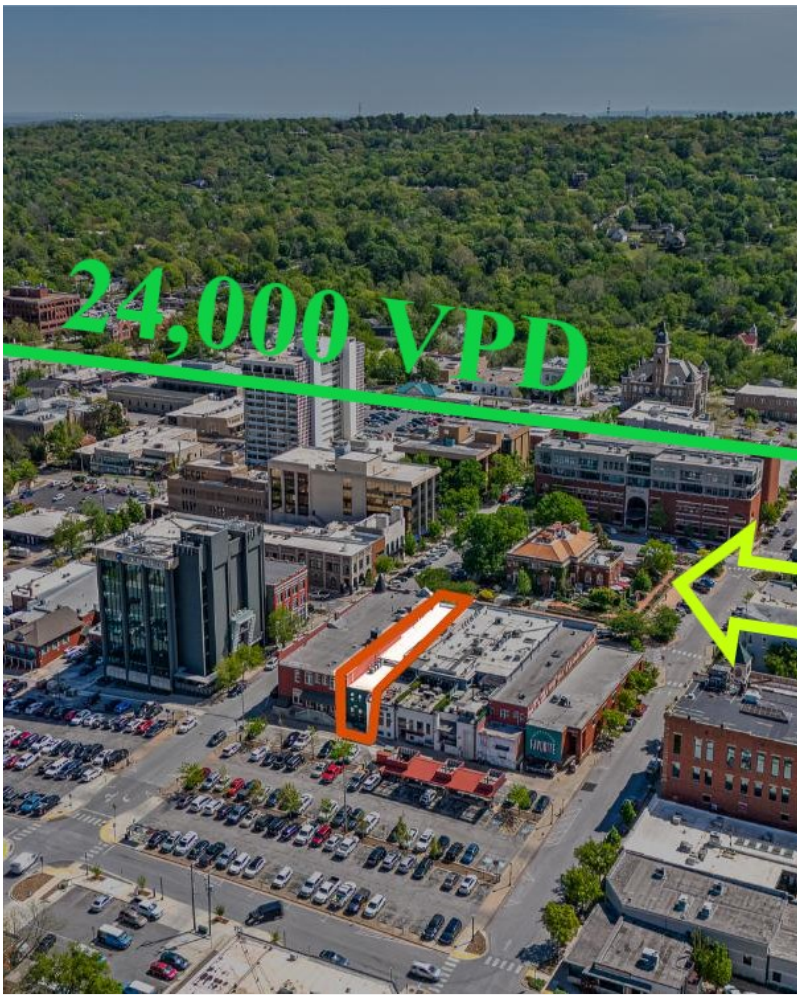
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9 S Block Ave

\$3,201,220

Rare opportunity to own a piece of the Historic Fayetteville Square! Fully updated and 100% leased 4-unit, two story commercial property. Highly desirable location with heavy daily foot traffic. Two retail suites on the main and two office suites on the second.

December '23 remodel- All new Plumbing, HVAC, and electrical. Power upgraded to 400 amps, Internet cable wired to each suite, FOB access front and back

Do not disturb tenants, no showings until accepted offer, Leases and rent rolls with signed NDA....

- Historic Downtown Fayetteville Square
- Heavy daily foot traffic
- Fully renovated and Leased



Price:	\$3,201,220
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	B
Sale Type:	Investment
Lot Size:	0.07 AC
Gross Building Area:	6,874 SF
Sale Conditions:	1031 Exchange
No. Stories:	2
Year Built:	1900
Tenancy:	Multiple
Parking Ratio:	0/1,000 SF
Zoning Description:	downtown general
APN / Parcel ID:	765-01920-000
Walk Score @:	93 (Walker's Paradise)



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Property Photos

