



for
SALE
or
LEASE

OPEN FLEX SPACE WITH
MANY OPPORTUNITIES

EXCLUSIVELY LISTED BY:

Taylor Halsey Realtor®
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OPPORTUNITY OVERVIEW

LOT SIZE: 0.54+/- AC

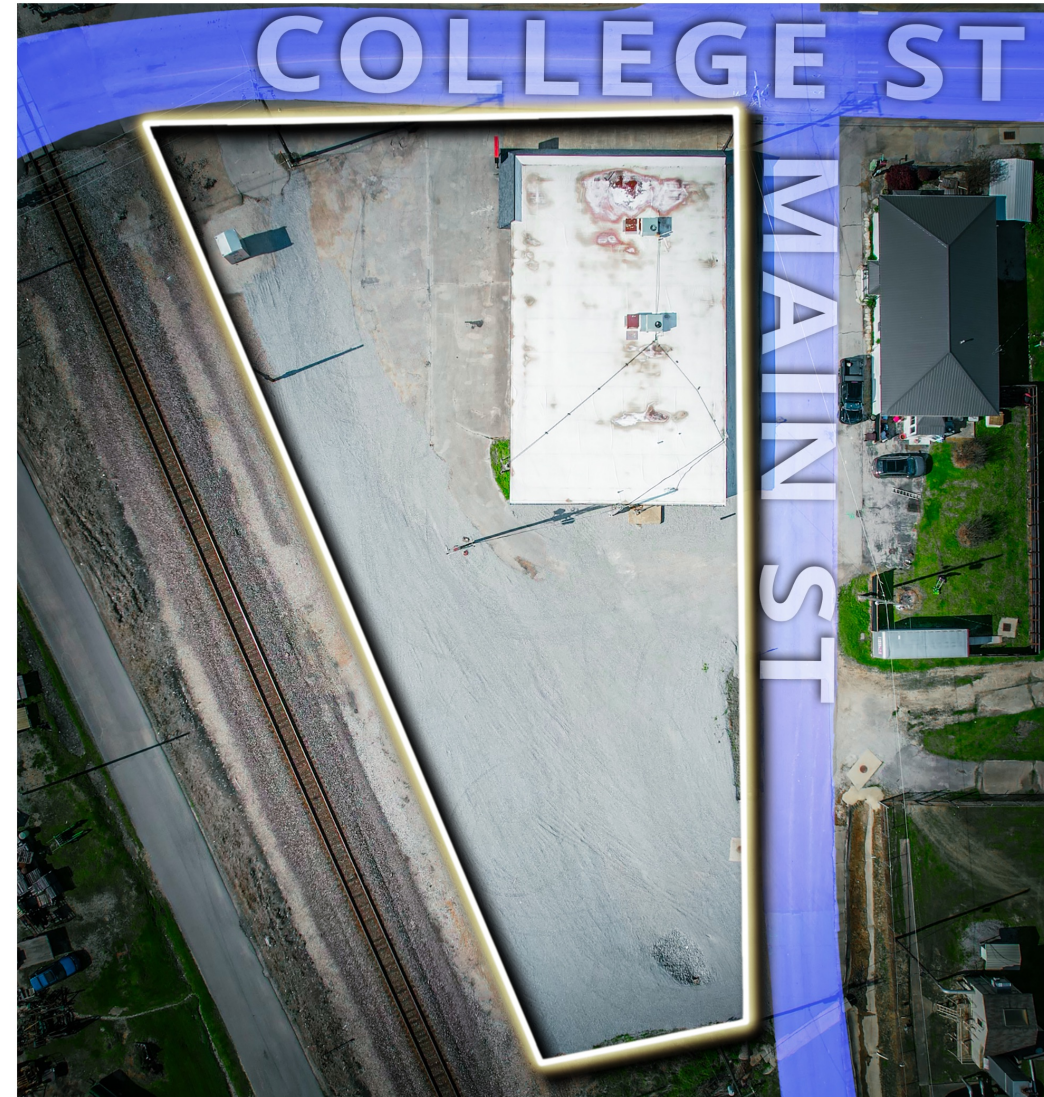
BUILDING: 5,505+/- SF

SALE: \$295,000.00

LEASE: \$2,200.00/MO GROSS

PROPERTY HIGHLIGHTS

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



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HalseyThrasherHarpole.com (870) 972-9191

EXECUTIVE SUMMARY

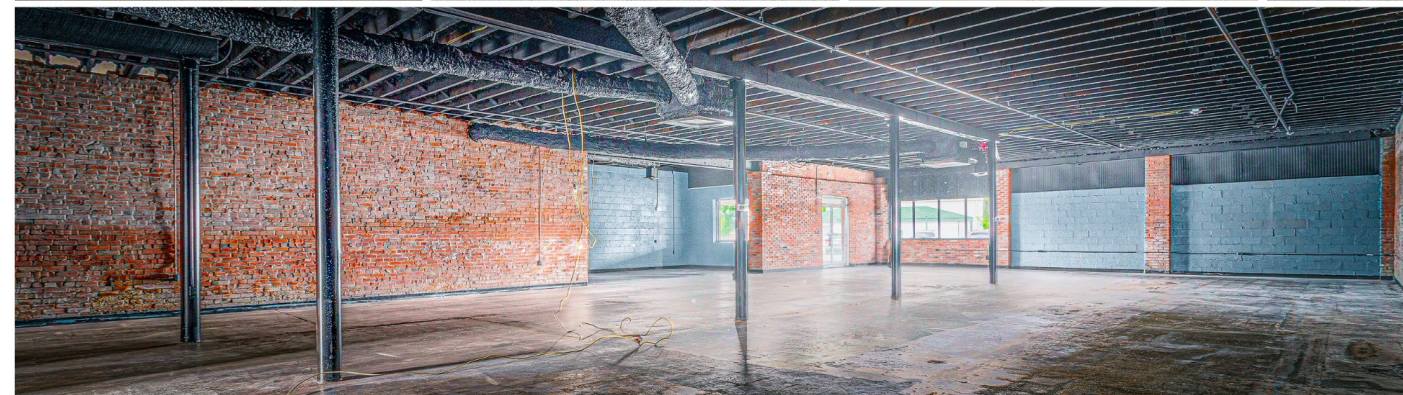
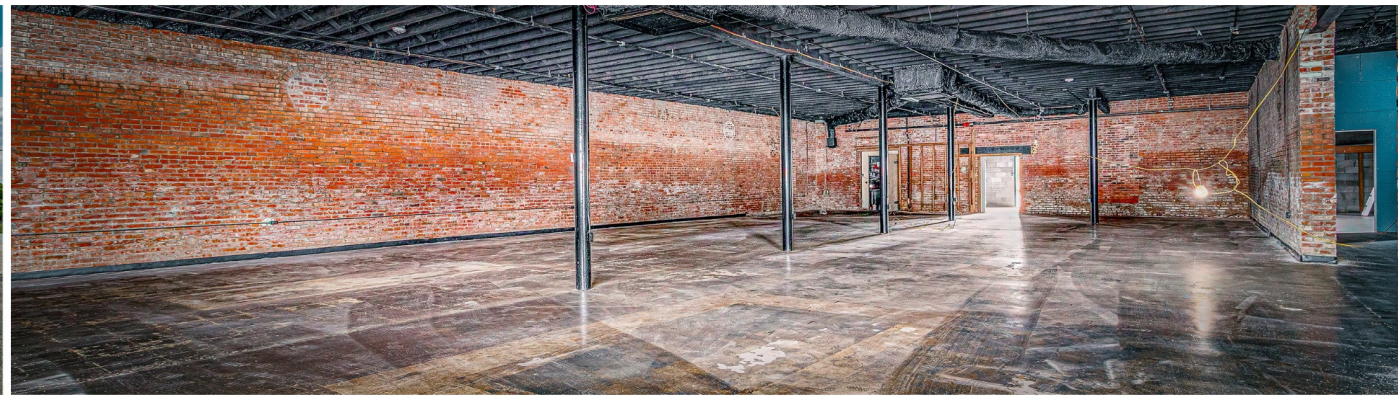
Introducing an exceptional investment opportunity - 101 W College St! This historic 5,505 SF building boasts a sought-after location at a prime intersection in the heart of the Bono. It offers a blank canvas full of large, open spaces to let your investment come to life. 101 W College St provides the 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.



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COLLEGE ST
MAIN ST

Bono
United
Methodist
Church

CITY OF
BONO
ARKANSAS
SENIOR CITIZENS CENTER

CITY OF
BONO
ARKANSAS
CITY HALL

BONO
LIFE
FIRE RESCUE

Kum & Go

Bono Auto Parts &
Service/Trailer Sales

DOLLAR GENERAL



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BONO

