

FOR SALE




OFFERED AT
\$2,750,000

- Fully Turnkey Restaurant & Coffee Shop
- Covered Patio on the Razorback Greenway
- FF&E Conveys
- Iconic Fayetteville Location
- Two RV Hook Ups Available

+/- **4,000** INDOOR
SQ. FT.

+/- **9,000** OUTDOOR
SQ. FT.

+/- **114** SHARED
PARK SPOTS

 481 S School Avenue
Fayetteville, AR 72701

CHRIS ALLCORN
479.466.8829

DEVIN BRITTON
479.305.9960



www.hatrackrealestate.com



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REAL ESTATE



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- Coffee & Espresso program
- Brick wood-fired oven
- Two walk-in units
- Full bar setup
- All FF&E conveys including custom furniture
- No naming rights convey
- A part of the Outdoor Refreshment Area (ORA)

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All information is deemed reliable but not guaranteed.

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