

**For Sale**

**805 Hobson Ave., Hot Springs, AR**

**Price: \$349,900 - \$60 psf; CAP Rate +/- 8.35%**



- **Great Property for an Investment (CAP Rate approx. 8.35%) or User. The Building is Currently Zoned C-2 and Includes a +/- 1,000 Square Foot Storage Building to the Rear.**
- **The Building has Excellent Visibility with Traffic Counts in Excess of 10,000 Vehicles Per Day.**
- **Well Maintained Building +/- 5,788 sf on +/- .20 Acre Lot. Ceiling Heights in Excess of 12 Feet Provide Unlimited Potential Uses.**



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