

Commercial / Industrial

Active



Address: 1167 Hwy 71
City: Mena
County: Polk
Zip: 71953

PROPERTY DETAIL		
List Price:	\$399,000	
MLS #:	10203613	Old MLS:
Class:	Commercial / Industrial	
Type:	Building and Land	
Stories:		
Approx SQFT:	8750	Source of SF:
Floors:	Partial Carpet, Tile	
Approx Year Built:	9999	UNNO: No
Lot Size/Appx. Acres:	1.96	/ 1.96
Subdivision:	Hornbeck	
Legal:	Pt Lot 51 Hornb...	Will Subdivide: No
Area:	300	Entered Twice: No
Annual Taxes:		
Spec. Imp. Taxes:		

Directions: On Hwy 71 South in Mena

LISTING INFORMATION

Business Name: Southwest Outdoor Power	Business Type: Lawn & Garden Equipment	Sellers Disclosure on File: Legal Descri...
Lease Type: None	Price Includes: Real Estate, Building, Land	Possession:
Annual Income: 0	Annual Expenses: 0	Warranty: As-Is, Prsnt Cnd at Clsng

PROPERTY FEATURES

ACCURACY OF EXPENSES	None	LOT	Level
EXPENSES INCLUDE	None	POSSESSION	Negotiable
EXTERIOR	Metal/Vinyl Siding, Stone	PRICE INCLUDES	Real Estate, Building, Land
EXTERIOR FEATURES	Partially Fenced, Pole Sign, Overhead Doors	REASON FOR SALE	Other (see remarks)
FINANCING (NEW)	New Loan-Conventional	ROAD SURFACE	Paved
FLOORS	Partial Carpet, Tile	ROOF	Metal
FOUNDATION	Slab	STORIES	Two Story
HEATING & AIR	Central Cool-Electric	STYLE	Traditional
INTERIOR FEATURES	Display Window, Living Area	TENANT EXPENSES	None
LEASE TYPE	None	TRANSPORTATION	Highway Frontage, High Traffic Location,
		/LOCATION	High Visibility
		UTILITIES	Sewer-Public, Water-Public, Electric
			-Municipal, Gas-Natural, Telephone
			-Private
		WARRANTY	As-Is, Prsnt Cnd at Clsng

PUBLIC REMARKS

Commercial Building on Hwy 71 plus workshop & warehouse buildings. Efficiency apartment in main building for employee or security. Lots of parking space. Joins KCS Railroad. High visibility location.

SP:
LAG: Deanna Olmstead

MT: 116
LO: Arkansas Country Properties

CLSD:

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