

# 601 E Emma Avenue

Springdale, Ar 72764



**List Price:** \$2,150,000  
**MLS#:** 1235122  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 2,685  
**Price / Square Foot:** \$800.74  
**Type:** CommercialSale  
**Built:** 2001  
**County:** Washington  
**School:**

## Description

Tremendous potential located within the master revitalization plan for downtown Springdale! 5 blocks from Main Street, is the only convenience store with gas pumps within 1/2 mile of the downtown area. 2,685 sq ft building with 120' of road frontage on Emma Street. Located across the street and adjacent to the store are new shops & apartments being built. City is putting in a round about to be completed in August 2022. Building has new metal roof in 2021. Shared easement with building behind CStore, ATM & Bitcoin ATM are on lease. propane sales and Lottery ticket sales are commission. Current lease on Kitchen space for prepared food on month-to-month basis. CStore is qualified to receive food stamps. Buyer can take over existing business or would make an excellent investment opportunity to be a part of the downtown Springdale revitalization master plan.

## Property Details

|               |                                      |
|---------------|--------------------------------------|
| Lot Size      | 0.45 Acres                           |
| Air Condition | CentralAir,Electric                  |
| Appliances    | ElectricWaterHeater                  |
| Exterior      | Brick                                |
| Listed By     | 1 Percent Lists Arkansas Real Estate |