

7253 Sunset Avenue

Springdale, Ar 72762



List Price: \$24
MLS#: 1247822
Beds: 0
Garage: 0
Square Feet: 3,552
Price / Square Foot: \$0.01
Type: CommercialLease
Built: 2005
County: Washington
School:

Description

+/- 4,600 SF of total usable space (interior, mezzanine and patio), once used as a bar, with an occupant load of 181 persons. This space has it's own 500 gallon grease trap and pad site for a walk in cooler. There is a kitchen full bar, seating area, and +/-780 sf mezzanine for additional seating. There is also a patio (900 SF Ft - 30x30) in the front of the space. Possibility to extend the building to make a kitchen space with room out back (behind the building) to expand, if needed. In addition, for the right tenant and lease agreement, the landlord may share or provide cost for a new vent hood system, walk in cooler, and generous Tenant improvement allowance. In addition to lease rate, there is a \$4.95 psf NNN and \$250 per month for water/trash charges. Current two front doors and two back doors.

Property Details

Listed By	Keller Williams Market Pro Realty Bentonville West
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