

## 835 S 40th Street

Rogers, Ar 72758



**List Price:** \$6,000,000  
**MLS#:** 1259777  
**Beds:** 2  
**Baths Full:** 2  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 2,160  
**Price / Square Foot:** \$2,777.78  
**Subdivision:** None  
**Type:** Residential  
**Built:** 1988  
**County:** Benton  
**School:** Rogers

### Description

Near I 49 corridor and Pinnacle Promenade. New Oak Street will go through on the south border of the property right of way is already cleared. Rogers has future land use as C3 zoning. could be some commercial along Oak and remainder in apartments most likely. Value is mostly in the land. See also land listing mls #1259780

### Property Details

Lot Size	31.16 Acres
Air Condition	AtticFan,CentralAir,Electric
Amenities	Attic, CeilingFans, GraniteCounters
Appliances	DoubleOven,Dishwasher,GasCooktop,GasOven,GasWaterHeater,RangeHood,TrashCompactor,PlumbedForIceMaker
Driveway	GravelDriveway
Exterior	Cedar,ICFsInsulatedConcreteForms
Fencing	Partial,Wire
Fireplace	GasStarter,WoodBurning
Listed By	Collier & Associates-Bentonville Branch