

# 1060 1st Avenue

Gravette, Ar 72736



**List Price:** \$1,700,000  
**MLS#:** 1264333  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 25,211  
**Price / Square Foot:** \$67.43  
**Type:** CommercialSale  
**Built:** 1995  
**County:** Benton  
**School:**

## Description

Excellent warehouse/office/manufacturing space with potential rental income on 2.12 acres in growing Gravette! 12,000 climate-controlled warehouse is divided into a lobby, restrooms, offices, kitchenette, storage rooms, & large open display floor. 1 overhead door w/ loading dock & 1 overhead door. 9,700 sq ft open warehouse with 2 restrooms, 1 overhead door w/ loading dock & 1 overhead door. 1,697 sq ft 4-car garage connected by breezeway. 2nd floor 1,697 apartment features living, kitchen, 2 bedrooms, 1 bath, and laundry. Newer TPO roofs and 4 newer furnaces. See also MLS 1266075

## Property Details

Lot Size	2.12 Acres
Exterior	MetalSiding
Listed By	Coldwell Banker Harris McHaney & Faucette-Rogers