

# 2964 W Huntsville Avenue

Springdale, Ar 72762



**List Price:** \$1,599,900  
**MLS#:** 1285487  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 7,248  
**Price / Square Foot:** \$220.74  
**Type:** CommercialSale  
**Built:** 2006  
**County:** Washington  
**School:**

## Description

Owner-user or investment opportunity one mile from I-49 in Springdale! This well maintained executive office building boasts eight suites, six of which are currently leased on month-to-month gross leases, allowing an opportunity for new owner to occupy the entire building, or as a revenue-generating investment. This versatile building includes three restrooms (two on the first floor and one upstairs), a welcoming reception area, a break room, ample storage, and abundant parking for tenants and visitors. The all-brick exterior and professionally landscaped grounds create a professional and inviting atmosphere. Located on W Huntsville Ave, which sees approx. 23,000 VPD and approx. 1 mile from I-49, which sees around 105,000 VPD. Don't miss out on this exceptional investment opportunity!

## Property Details

Lot Size	0.47 Acres
Air Condition	CentralAir
Appliances	ElectricWaterHeater
Driveway	SprinklerIrrigation
Exterior	Brick
Listed By	Keller Williams Market Pro Realty Bentonville West