

# 440 N Curtis Avenue

Pea Ridge, Ar 72751



**List Price:** \$1,500  
**MLS#:** 1285944  
**Beds:** 2  
**Baths Full:** 1  
**Garage:** 1  
**Square Feet:** 1,517  
**Price / Square Foot:** \$0.99  
**Subdivision:** Youngs Sub Pea Ridge  
**Type:** ResidentialLease  
**Built:** 1986  
**County:** Benton  
**School:** Pea Ridge

## Description

Great location on almost an acre in the heart of Pea Ridge's growing business district with approximate daily vehicle count of 7,900 as of 2023. Constructed as a 2 bedroom (previous tenants used as 4 bedrooms, back sunroom and north room w door closures), 1 bath home, on nearly an acre, this property would make for a conveniently located day care with a yard, or a small business with reception and two offices. Also has enclosed garage off north side w AC and separate entrance and access into home, one stall carport and large sunroom off back of property with HVAC. First and last month's rent due at lease agreement signing. Also listed as a commercial lease listing ML#1280126

## Property Details

Lot Size	0.90 Acres
Fencing	ChainLink
Fireplace	None
Listed By	Sellers Properties Real Estate