

1490 W Highway 412

Siloam Springs, Ar 72761



List Price: \$1,750,000
MLS#: 1289747
Beds: 0
Garage: 0
Square Feet: 15,000
Price / Square Foot: \$116.67
Type: CommercialSale
County: Benton
School:

Description

This is your opportunity to own a +/- 15,000 SF commercial building located in directly adjacent to Walmart Neighborhood Market. Currently home to Community Bowl, this versatile property has a multitude of uses including big-box retail, event centers, fitness facilities ect. Inside, you'll find a turnkey bowling alley, put-put course, public access ADA restrooms, and a conventional commercial kitchen equipped with a 3-compartment sink and 6' vent hood. Ceiling heights vary: 9'5" at the entrance and counter, 10'2" in the seating area for bowling, 9'9" on the bowling floor, 11' under the alley section, and the back area has 13' sidewalls and 17' ceilings. All furnishings/equipment are negotiable, allowing you to maintain it as a cash flowing entertainment venue. Positioned with exceptional road visibility onto US HWY-412 (27,000 VPD), this property is truly an opportunity to capitalize on the exceptionally busy Arkansas/Oklahoma border thoroughfare.

Property Details

Lot Size	2.64 Acres
Air Condition	AtticFan,CentralAir,Electric
Amenities	WiredForSound
Appliances	ElectricWaterHeater
Driveway	SprinklerIrrigation
Exterior	Brick,MetalSiding
Listed By	Keller Williams Market Pro Realty Bentonville West