

403 W US-412 Highway

Siloam Springs, Ar 72761



List Price: \$749,999
MLS#: 1296430
Beds: 0
Garage: 0
Square Feet: 1,905
Price / Square Foot: \$393.70
Type: CommercialSale
Built: 2008
County: Benton
School:

Description

Prime investment opportunity along US-412 Highway in Siloam Springs! This Turn-key restaurant space with a long-term tenant in place features +/- 1,900 SF on a +/- 0.40 acre lot. Equipped with a 12' vent hood, a 6' x 12' walk-in cooler, and all necessary furniture and equipment (excluding the POS Machine), booth and table seating, 2 restrooms, and several storage closets. The tenant operates under a modified gross lease structure, providing stable income for the new owner. Located on the high-traffic US-412, which sees approx. 29,000 VPD, this property offers excellent visibility and accessibility. It sits directly across from Schlotzsky's, approx. 2.3 miles from Walmart Supercenter, and only 0.5 miles from Harp's Food Stores. This well-positioned, fully equipped restaurant space is ideal for investors looking to capitalize on a thriving location in a growing area.

Property Details

Lot Size	0.40 Acres
Air Condition	Electric
Exterior	Concrete
Fencing	Fenced
Listed By	Keller Williams Market Pro Realty Bentonville West