

-- Highway 412 E Kenwood

Siloam Springs, Ar 72761



List Price: \$797,000

MLS#: 1306117

Beds: 0

Garage: 0

Square Feet: 8,252

Price / Square Foot: \$96.58

Type: CommercialSale

County: Benton

School:

Description

Turn-Key, dev-ready site, offering instant equity, high traffic exposure, a hard-lighted corner, 1,700 SF of frontage along Hwy 412. Boasting immediate development potential with city-approved engineered plans. Key investment highlights: 1) City-approved (Entitled) Engineered Plans, turnkey. Get the building permit and commence construction. 2) Instant Equity- Appraised significantly over the offering price. 3) Hard-lighted corner, with multiple egress and ingress points off Hwy 412 and E Kenwood Street. 4) City Approved (Entitled) 8,352 SF LG-Scale Dev ideal for retail, restaurant, medical, banks, carwash, etc. 5) 29,000 VPD along Hwy 412. 6) Strategic Location: E Kenwood has direct access to downtown Siloam. 7) Last remaining Hwy 412 Commercial parcel at property elevation. See Video Link for footage of nearby properties. Also listed MLS # 1306117. Send offers with pre-approval, proof of funds to Peggyfowler1720@gmail.com Also listed on MLS # 1306115

Property Details

Lot Size	1.47 Acres
Listed By	Keller Williams Market Pro Realty Branch Office