

## 1971 E US 412 Highway

Siloam Springs, Ar 72761



**List Price:** \$1,479,000  
**MLS#:** 1307756  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 9,860  
**Price / Square Foot:** \$150.00  
**Type:** CommercialSale  
**County:** Benton  
**School:**

### Description

Retail/flex building available for sale & lease in an established commercial district of Siloam Springs. This property fronts Hwy 412 and is suited for various uses. Surrounded by restaurants, retail, & schools. Within minutes of the Oklahoma State Line.

7,360 sf of retail/office space & 2,500 sf of warehouse.

Three roll-up doors: 16 ft & (2) 10 ft.

20' side walls & 24' center peak in warehouse.

Two access points off Hwy 412 with 27,000 CPD.

High visibility pole signage.

### Property Details

Lot Size	0.81 Acres
Listed By	Steve Fineberg & Associates