

## 201 36th Street

Rogers, Ar 72756



**List Price:** \$749,000  
**MLS#:** 1310380  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 2,752  
**Price / Square Foot:** \$272.17  
**Type:** CommercialSale  
**Built:** 2004  
**County:** Benton  
**School:**

### Description

Located right off of Walnut in Rogers, on 0.58 acres, a new roof 12/24, plus freshly painted throughout the inside. This psychiatrist's office has been set up for multiple uses, & has the option to be added on to. In addition to the five private office spaces. This 2,752 sq./ft. office building has a separate exam & lab room, or you could use it for storage. Each office is outfitted with acoustic ceiling tiles for privacy. There is a private entrance to the main doctor's office. With a private waiting room, adjoin for patients. A large central cheek in-desk at the front is set up to host two receptionists. Plus a private office area attached with french doors for the office manager. The main public restroom has disabled access, & the employee restroom has a shower. There is a nice-sized eat-in kitchen/breakroom. The parking lot spaces have been freshly painted. The central location is ideal for any business to start anew or in need of expansion. Plus, it has already passed the 20

### Property Details

Lot Size	0.58 Acres
Air Condition	CentralAir,Electric
Appliances	GasWaterHeater
Exterior	Brick,Concrete
Listed By	Crye-Leike REALTORS Rogers