

909 McClure Avenue

Lowell, Ar 72745



List Price: \$700,000
MLS#: 1313680
Beds: 0
Garage: 0
Square Feet: 7,377
Price / Square Foot: \$94.89
Type: CommercialSale
County: Benton
School:

Description

Prime Commercial Opportunity with Warehouse + Residential Home in Growing NWA Corridor

Versatile 5,600 SF warehouse space located in the heart of NWA's booming expansion zone. Zoned C2

Thoroughfare, with high visibility and flexibility for a range of commercial uses. The warehouse boasts one 12'x10' and two 12'x14' overhead doors. Approx. 21 ft. shop height, ideal for storage, equipment. Newer radiant heaters and 3-phase electric. Heated and cooled office space suitable for walk-in customers. Natural gas, well water, and septic system already in place. City water and sewer located on McClure. Additional potential with the residential home for rental income, on-site management, or future development. Positioned near major routes and surrounded by ongoing commercial and residential growth, this property is an exceptional investment for business owners or developers looking to capitalize on the continued expansion in NWA. Check with the city for all zoning uses and available utilities.

Property Details

Lot Size	0.76 Acres
Air Condition	WindowUnits
Driveway	Storage
Exterior	AluminumSiding
Listed By	Collier & Associates