

# 1705 S Walton Boulevard

Bentonville, Ar 72712



**List Price:** \$18,000,000

**MLS#:** 1314277

**Beds:** 0

**Garage:** 0

**Square Feet:** 69,581

**Price / Square Foot:** \$258.69

**Type:** CommercialSale

**Built:** 2009

**County:** Benton

**School:**

## Description

Premier commercial property in the heart of Bentonville, AR, ideally located on a hard, signaled corner w/ significant road frontage on both S Walton Blvd, 339 ft & SE 18th St, 581 ft. This property encompasses 2 buildings: 69,581sqft main building & 15,480sqft secondary structure, all situated on 7.36+/- acre lot w/ a large parking area. The building is fully leased, offering a steady income stream, & boasts a prime location w/ a high daily traffic count of 29,000, maximizing visibility. This property is strategically positioned near the Walmart Home Office, Bentonville Airport, Downtown Bentonville, & the planned 350-acre Walmart Home Office campus. Surrounded by a dynamic mix of dining, entertainment, & professional services, offering tenants & visitors easy access to all Bentonville has to offer. Investors seeking a top-tier property w/ immediate income potential, exceptional visibility, & a prime Bentonville address will find this commercial asset an unmatched opportunity.

## Property Details

Lot Size	7.36 Acres
Air Condition	CentralAir,Electric
Exterior	Brick
Listed By	Lindsey & Assoc Inc Branch