

Agent: Mike Adams
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608 S 8th Street

Rogers, Ar 72756



List Price: \$1,425,000
MLS#: 1315682
Beds: 0
Garage: 0
Square Feet: 8,840
Price / Square Foot: \$161.20
Type: CommercialSale
Built: 1977
County: Benton
School:

Description

The property is located on a major traffic thoroughfare in NW Arkansas. Located at 608 S 8th (Hwy 71), the frontage building has a traffic count of 26,000+ VPD. The T5.2 zoned building has retail-office space(1168SF) in the frontage part of the building and open warehouse, light assembly, manufacturing in the remainder of the building (7672SF). Building is insulated with heat and air conditioning to almost all of the structure. Heating to 100% of the building and air conditioning to the front office display portion of the structure and can be expanded to the entire remaining portion of the structure. The building has three phase power and two 14' overhead doors.

Property Details

Lot Size	0.49 Acres
Air Condition	Electric,Zoned
Appliances	ElectricWaterHeater,TanklessWaterHeater
Exterior	MetalSiding