

## 413 Highway 264

Springdale, Ar 72764



**List Price:** \$495,500  
**MLS#:** 1324439  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 1,061  
**Price / Square Foot:** \$467.01  
**Type:** CommercialSale  
**County:** Benton  
**School:**

### Description

Welcome to your next Commercial Project! Zoned C-5 for a lot of Permitted uses to mention some: Offices, Studios, eating places, Hotels Shopping goods, Parking Lot, Churh, HC Clinic (see attached C-5 List permitted) Also, you can request some of the following conditional uses (Always call city of springdale):

Utility Facilities. Commercial Large Sites, Warehousing, Recreational Vehicle Park, Transportation Services and so many more (see attached). Currently a 2 BR, 1 Bth House with 1061 sq/ft sitiing on a +- 2 acres. No much value on the house and might not go usual financings (check with your bank)

Future/already Business Owners this is your opportunity to build your desire Business Facility located in the center of a business community with alot of traffic and in route just a few minutes to Beaver Lake Hickory Creek Marina. Also listed Residential MLS # 1323087

### Property Details

Lot Size	1.96 Acres
Air Condition	WindowUnits
Appliances	GasWaterHeater
Driveway	Storage
Exterior	VinylSiding
Listed By	Fathom Realty