

1060 1st Avenue

Gravette, Ar 72736



List Price: \$1,800,000
MLS#: 1324853
Beds: 0
Garage: 0
Square Feet: 23,364
Price / Square Foot: \$77.04
Type: CommercialSale
Built: 1995
County: Benton
School:

Description

This well-conceived property features three interconnected buildings, joined by breezeways, each serving a distinct function that enhances flexibility and revenue potential.

Primary Building (~12,000 SF, climate controlled)

Lobby, restrooms, offices, kitchenette, storage, and open display/assembly floor.

Ideal for light manufacturing, showroom, R&D, or hybrid usage.

Large Open Warehouse (~9,700 SF)

High-clearance space, loading dock, overhead door access

Suitable for inventory storage, distribution, light fabrication, or logistics operations

Garage / Residential Component (~1,697 SF per level)

Ground floor: four-bay garage / workshop

Upper floor: carpeted apartment with 2 bedrooms, kitchen, living area, bath, laundry

Offers optional owner-occupancy, on-site management, or supplemental rental income

Property Details

Lot Size	2.12 Acres
Amenities	None
Listed By	Capstone Commercial Advisors