

1060 NE 1st Avenue

Gravette, Ar 72736



List Price: \$8
MLS#: 1325457
Beds: 0
Garage: 0
Square Feet: 23,364
Price / Square Foot: \$0.00
Subdivision: Dogwood Estates Gravette
Type: CommercialLease
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:

1. Primary Building (~12,000 SF, climate controlled)
 - o Lobby, restrooms, offices, kitchenette, storage, and open display/assembly floor
 - o Ideal for light manufacturing, showroom, R&D, or hybrid usage

Property is available for sale see MLS 1324853

2. Large Open Warehouse (~9,700 SF)
 - o High-clearance space, loading dock, overhead door access
 - o Suitable for inventory storage, distribution, light fabrication, or logistics operations
3. Garage / Residential Component (~1,697 SF per level)
 - o Ground floor: four-bay garage / workshop
 - o Upper floor: carpeted apartment with 2 bedrooms, kitchen, living area, bath, laundry
 - o

Property Details

Lot Size	2.12 Acres
Listed By	Capstone Commercial Advisors