

# 203 NE Sprague Street

, Ar 71630



**List Price:** \$1,500,000  
**MLS#:** 1326890  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 1,966  
**Price / Square Foot:** \$762.97  
**Type:** CommercialSale  
**Built:** 1900  
**County:**  
**School:**

## Description

Rare 3 piece combination of prime Mississippi River frontage recreational land at south end of Delta Heritage Trail, historic downtown residence and (separable) commercial building. Location and town primed for heritage and outdoor tourism growth. \$100 million in recent area infrastructure investments including the soon-to-be completion of the adjacent DHT and the only paved high and low water Mississippi River public boat ramps for 30 miles which will attract more luxurious watercraft access. The properties offer a balance of passive land investment (acreage) and active, income-producing potential (hunting, development, historic structures, residence). Price includes subject 120 ac which must be sold in conjunction with downtown residence and separable commercial building. Downtown Residence parcel 003-00115-000. See MLS #1326939 for Land Bundle.

## Property Details

Appliances	ElectricWaterHeater
Driveway	Storage
Exterior	Frame
Listed By	The Griffin Company Commercial Division-Springdale