

608 S 8th Street

Rogers, Ar 72756



List Price: \$1,195,000
MLS#: 1328991
Beds: 0
Garage: 0
Square Feet: 9,000
Price / Square Foot: \$132.78
Type: CommercialSale
Built: 1977
County: Benton
School:

Description

Prime commercial property on a major NW Arkansas high traffic corridor. This highly visible site offers exceptional exposure with 25,000+ vehicles per day. The T5.2-zoned building features well-finished retail/office space along the frontage, complemented by an open warehouse and work area. The structure is well insulated, with heating throughout and air conditioning in the front office/display area, which can be extended if desired. Additional features include three-phase power and two 14' overhead doors, making this property ideal for a variety of commercial, industrial, or flex uses. Currently home to Arkie Apparel. Excellent frontage along S 8th Street with direct access and strong curb appeal. Adjacent to national brands such as Taco Bell, with Burger King, KFC, and other major retailers nearby. Just minutes from Downtown Rogers, The Railyard, and major commercial corridors. Ample parking for Customers. Clear signage visibility. Call today and move forward with your business hopes and dreams.

Property Details

Lot Size	0.49 Acres
Air Condition	Electric,Zoned
Appliances	ElectricWaterHeater,TanklessWaterHeater
Exterior	MetalSiding
Listed By	EXIT Taylor Real Estate