

1490 W Highway 412

Siloam Springs, Ar 72761



List Price: \$1,700,000
MLS#: 1329293
Beds: 0
Garage: 0
Square Feet: 15,000
Price / Square Foot: \$113.33
Type: CommercialSale
County: Benton
School:

Description

Prime Commercial Opportunity Adjacent to Walmart Neighborhood Market! Take advantage of this rare chance to own approx 15,000 SF of highly versatile comm space in a high-traffic location. Currently operated as Community Bowl, this prop is ideal for a wide range of uses incl big-box retail, entertainment venues, fitness centers, event facilities, & more. Inside, the building feat a turnkey bowling alley, indoor putt-putt course, public ADA-compliant restrooms, & a comm kitchen w/ a 3-compartment sink and 6' vent hood. Ceiling heights incl: 9'5" a entrance & counter, 10'2" in eating area, 9'9" at bowling floor, 11' under alley section, & 13' sidewalls w 17' peak height in rear section. All furnishings & equip are negotiable, providing the option to cont operating as a cash-flowing entertainment destination. Located w excellent visibility along US HWY 412 (27,000 VPD) near the AR/OK border, this property offers tremendous potential for investors or owner-users seeking exposure on one of t

Property Details

Lot Size	2.64 Acres
Air Condition	AtticFan,CentralAir,Electric
Amenities	WiredForSound
Appliances	ElectricWaterHeater
Exterior	Brick,MetalSiding
Listed By	Keller Williams Market Pro Realty - Siloam Springs