

17374 Heavy Chevy Road

Siloam Springs, Ar 72761



List Price: \$1,499,000
MLS#: 1333476
Beds: 0
Garage: 0
Square Feet: 17,099
Price / Square Foot: \$87.67
Type: CommercialSale
Built: 1990
County: Benton
School:

Description

Income-Producing Mixed-Use Property | 7.85± Acres | No Deed Restrictions. Investment opportunity on 7.85± unrestricted acres in Siloam Springs. Located outside city limits this property offers rare flexibility for continued mixed-use operations or future redevelopment. Improvements include a 4,960± sq ft service/repair garage, transmission shop, storage facilities, automotive-related structures, a barnominium, a two-bedroom apartment, single-family residence, mobile homes, storage trailers, and more. Existing uses include automotive service operations, residential rentals, and salvage/junk yard activity. The property currently generates rental income below market, with most units occupied. With multiple parcels and ample acreage, potential uses include continued mixed-use investment, contractor or equipment yard, automotive or industrial services, additional residential units, tiny home or mobile home community, RV park, or future multi-family development (buyer to verify feasibility).

Property Details

| | |
|---------------|------------------------------------|
| Lot Size | 7.85 Acres |
| Air Condition | CentralAir,Ductless,Electric |
| Appliances | ElectricWaterHeater,GasWaterHeater |
| Driveway | Storage |
| Exterior | MetalSiding |
| Listed By | Viridian Real Estate |