

402 W Trimble Avenue

Berryville, Ar 72616



List Price: \$400,000
MLS#: 1340840
Beds: 0
Garage: 0
Square Feet: 7,180
Price / Square Foot: \$55.71
Type: CommercialSale
Built: 1960
County: Carroll
School:

Description

Opportunity is knocking! Dreaming of carving out a successful local business in the heart of town? This unique building will certainly position you to take advantage of the extremely high traffic count and all the added visibility that comes along with owning such a large building with tall marquee sign right on HWY 62 between Wal-Mart and the Historic Berryville town square. While growing and building a brand this visibility will be crucial to your success. There are currently three separate units that could also be combined for one huge warehouse, mechanical/maintenance or even a specialty manufacturing application. The Gym is in the rear loading dock area & is currently being rented on a month to month basis. Up front there is a retail/office unit and let's not forget the massive mechanics garage with its high ceilings and large roll up door. The roof was replaced less than 10 years ago and the electrical in some areas/units has also recently been updated. Parking lot runs the entire length of the building.

Property Details

Lot Size	0.38 Acres
Air Condition	CentralAir
Exterior	Block,Concrete
Listed By	Keller Williams Market Pro Realty Branch Office