

21118 Wade Road

Springdale, Ar 72764



List Price: \$2,230,000
MLS#: 1355370
Beds: 0
Garage: 0
Square Feet: 11,998
Price / Square Foot: \$185.86
Type: CommercialSale
Built: 2023
County: Washington
School:

Description

A multi tenant NNN flex space center in east Springdale, Arkansas is available for acquisition. The property totals 11,998 square feet and is currently 79% leased, with one 2,400 SF suite available for lease up. All tenants operate under NNN leases with minimal landlord responsibilities. The current rent is \$127,728 with 10 tenants but there is a potential rent of \$159,408, if the vacant unit is filled at their listed rates. The adjusted NOI is \$150,653, when considering the vacant unit. The site spans 3.48 acres and sits along Highway 412 with approximately 19,000 vehicles per day.

Property Details

Lot Size	3.48 Acres
Air Condition	Electric
Listed By	Black Diamond Mergers & Acquisitions, LLC