

# Commercial Property



**DEVELOPER'S DREAM**, this is one of the greatest business sites in Dardanelle. Hwy 7 borders site to the east w/420 ft of frontage facing new McDonalds. Hwy 27 to the south w/420 ft of frontage directly across from the current Wal-Mart & future slated Wal-Mart Super-Center. To the northeast is the Country-Mart Shopping Center including, Taco Bell, Radio Shack, Subway, Movie Gallery & others. Hotel has 46 rentable rms, new roof plus central heating & air, in-ground pool, & complete restaurant. Priced at \$1,200,000. #102867.



**GREAT INVESTMENT PROPERTY** - 5.21 acres and 7200 ft. building zoned C-3 just off I-40's exit 55. Unlimited possibilities. \$293,500. #102175.



**LAMAR...CONVENIENCE STORE/GAS STATION COMBO.** Great retirement set up for a couple or would make a great family business. #102596. \$239,900.



**CLARKSVILLE...CONVENIENCE STORE/GAS STATION COMBO** with separate shop. Hwy 64 near exit 55. Priced below appraised value. #102664. \$169,200



**CROWN MOLDING AND EXQUISITE DETAILING** make this the most authentic 3BR/2BA Victorian you will see. While almost new this home looks like it has been around since the revolution. Special features include 10 ft ceilings, hardwood floors, and formal dining. This home could be used as a business if you so desire, in one of the best locations in Clarksville. #102396. \$154,900.



**INVEST WHERE STRONG GROWTH IS HAPPENING**, located on S Rogers, one of the busiest arteries in Clarksville. This is ideal for professional office type business or rental. Previously used as a doctor's office. Kitchen, 3BR/office rooms, 2BA, living/waiting room and concrete parking area. Priced at \$90,000. #102814. \$90,000.



**3000 SF COMMERCIAL METAL SHOP BUILDING** in Lamar on 6 acres (home site behind bldg). If you or our guy, dad, brother, or any other man you know would like a place to build boats, work on cars, store stuff or any other purpose to which a man might do business, then take another look at this, city water, septic, electric and phone on site. #102758. \$71,400.



**INVESTMENT FOR TODAY AND FOR THE FUTURE!** Located on Rogers, the busiest road leading from I-40 exit 58 and Wal-Mart Super-Center to downtown Clarksville. This area will not be the same next year. Investors are buying, road is being widened and opportunity is slipping away. Purchase this one alone or with #102814 (next door) and add additional value to your investment. Currently rented as a residential rental, but zoned commercial. Invest today at \$69,900. #102478.



**GREAT LITTLE BUSINESS!** If you like gifts, weddings, Christmas and working with the public then this is the place for you. Inventory and fixtures only. #102128. \$65,000.



**3 ACRES AND 3 MOBILE HOME RENTALS** on Stillwell. \$1,055+ rent potential. Easy cash flow! #102319. \$59,900.

## More Commercial Listings

**CASTLEWOOD APARTMENTS** - 12 acres with 7 buildings with 8 units in each. Over \$22,000 gross month rent proceeds. Make an offer! #102353. \$2,275,000.

**INVESTOR'S DELIGHT**, lakeside resort and motel on 6+ acres on Arkansas Ave, one of the main streets in Russellville that has been widened for stress free access from I-40, 1/2 mile to the south. Lake Dardanelle's water surrounds the north side of the property and leads in to the main like for easy access to the lake. Currently usage for RV, motel and extended stay lodging. Many other usages can be explored...retirement community, rest home, recreation camp sites, boats and kayaking, general store...take a look and let your mind turn this investment into an investor's delight! Priced at \$449,000. #102934.

**THE TURNKEY BUSINESS YOU'VE BEEN LOOKING FOR!** Just add inventory, put \$300 in the cash register, open the doors & you're off and running. All the equipment & fixtures it takes to make a successful are in place. Make pizzas to satisfy your customer's hunger, cool them down with ice cream or fill their cars with gas. It can be yours in a prime location. It's priced to sell quickly at \$350,000. #102772. Ask for Doug Wharton.

**FOUR-PLEXES ON STEGALL RD.** \$2,200 aggregate monthly rent. \$299,000. #102351. \$299,000.  
**SIX-PLEX ON TAYLOR ROAD.** Currently rented up to \$2,100 per month aggregate rent. #102352. \$249,000.  
**NEW COMMERCIAL LISTING!** This is two businesses in one located right on Hwy 64 Clarksville. This well established business could be bought leaving the people who run it and lease it, or you could run them yourself. They both have a great income and have some new equipment that goes with it. #102997. \$205,000  
**TWO NEWER DUPLEXES.** Lucas Street. 2 to choose from. 1 duplex for \$82,500. Both for \$159,900. #102261.  
**NEW COMMERCIAL LISTING.** This property located on West Main has endless business potential. The 3300 sq. ft. building has central heat & air, lots of parking, and a great location. #102776. \$125,000.  
**NEW COMMERCIAL LISTING!** This property is priced right, you get all the office furniture and appliances except for computers, it has a new roof, new hot water heater. This brick building is located downtown, has ample parking, 4 offices and 1.5 baths, large kitchen with dining area. This is a lot for the low price of only \$79,000. #102985.

This information is approximate. No guarantee, actual or implied is made to the accuracy of this information.