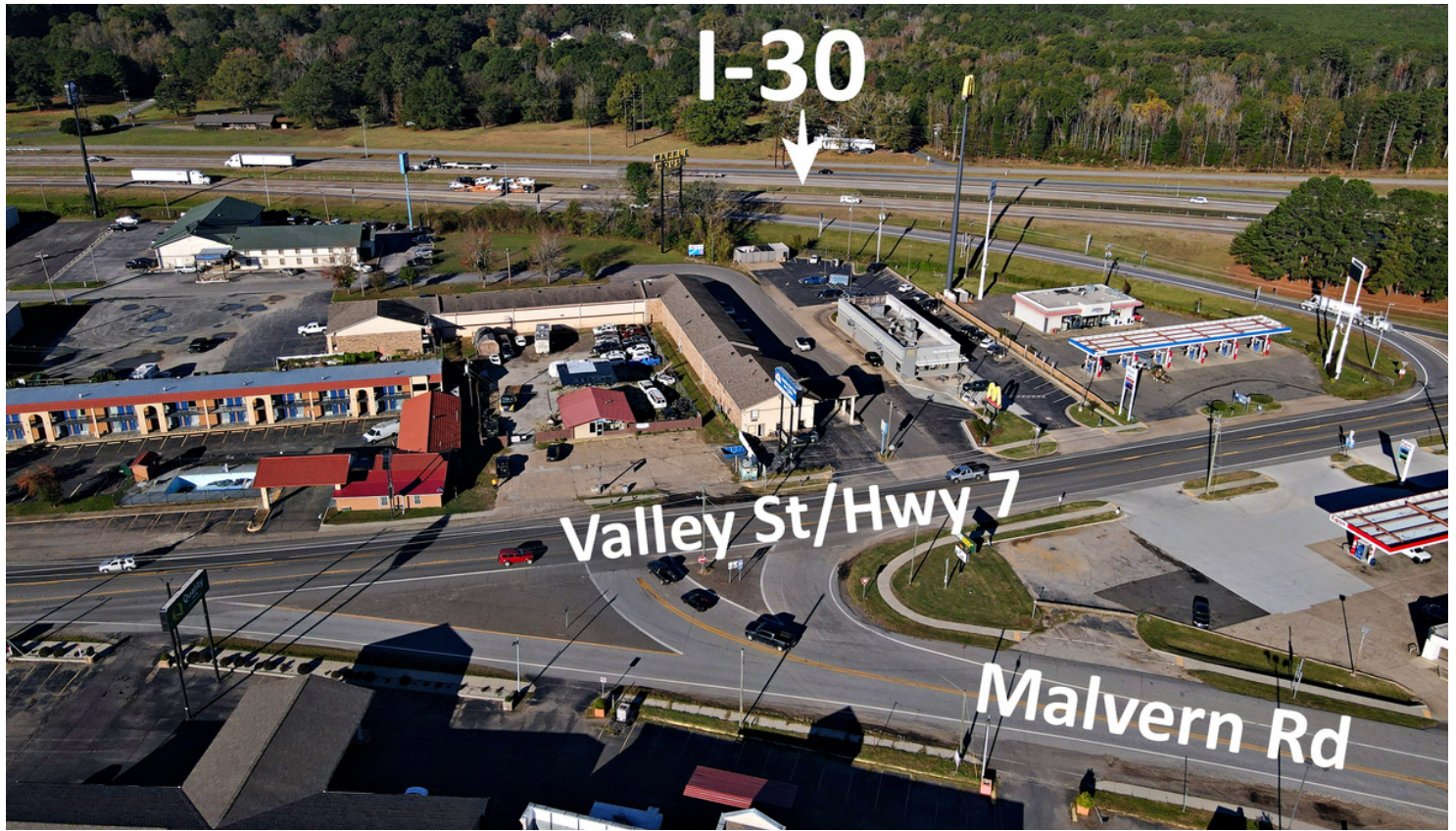


COMMERCIAL FOR SALE

139 Valley Street

Caddo Valley, AR 71923



PROPERTY DESCRIPTION

Your next INVESTMENT OPPORTUNITY awaits you with this highly visible commercial property sitting in the heart of Caddo Valley! Great location with an exceptional view from the Hwy 67/Malvern Road intersection and just a skip to Interstate I-30! Building is 1023 sq ft with maintenance free wood siding, concrete floors, a showroom area, plus an office. Out back has plenty of workspace with a covered awning. Fully fenced with privacy! 30 miles to Hot Springs, 22 miles to Malvern, 40 miles to Benton, 64 miles to Little Rock.

OFFERING SUMMARY

Sale Price:	\$599,900
Number of Units:	1
Available SF:	1,023 SF
Lot Size:	0.9 Acres
Building Size:	1,023 SF

COMMERCIAL FOR SALE

139 Valley Street

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Electricity	Entergy
Water	City of Caddo Valley
Telecommunications	AT&T
Fiber-Optic	South Central Electric Cooperative

