

# RETAIL/COMMERCIAL FOR SALE

## 127 Valley St.

Caddo Valley, AR, 71923



**6,000 Sq. Ft. commercial building located right off Interstate 30 and on AR State HWY 7 in Caddo Valley, Arkansas**

### OFFERING SUMMARY

Sale Price:	\$525,000
Number of Units:	1
Building Size:	6,000 SF

- Interstate Visibility
- High Traffic Area near the Caddo River and DeGray Lake



## SPECIFICATIONS

**Construction Date:** 1978

**Size:** 6,177 Sq. Ft.

**Lot Size:** 0.85 Acres

**Ceiling Height:** 10 ft

**Eave Height:** 5 ft

**Electric:** Entergy

**Water:** City of Caddo Valley

**Telecommunications:** AT&T and South Central Connect

**Sewer:** City of Caddo Valley

**Fiber-Optic:** South Central Connect

**Fire Protection:** Caddo Valley Fire Department | 0.5 miles

**Listing Price:** \$525,000

## TRANSPORTATION/ INFRASTRUCTURE

### Airports:

Dexter B Florence Memorial Field (5.6 miles)  
Gurdon Lowe Field (18.5 miles)

### Interstates:

I-30 (0.1 mile)

### Highways:

State HWY 7 (0 miles)  
HWY 67 (0 miles)

### Rail:

Union Pacific Railroad (4.2 miles)  
Prescott & Northwestern Railroad (18.5 miles)

