

RETAIL/COMMERCIAL BUILDING FOR SALE

127 Valley St.

Caddo Valley, AR, 71923

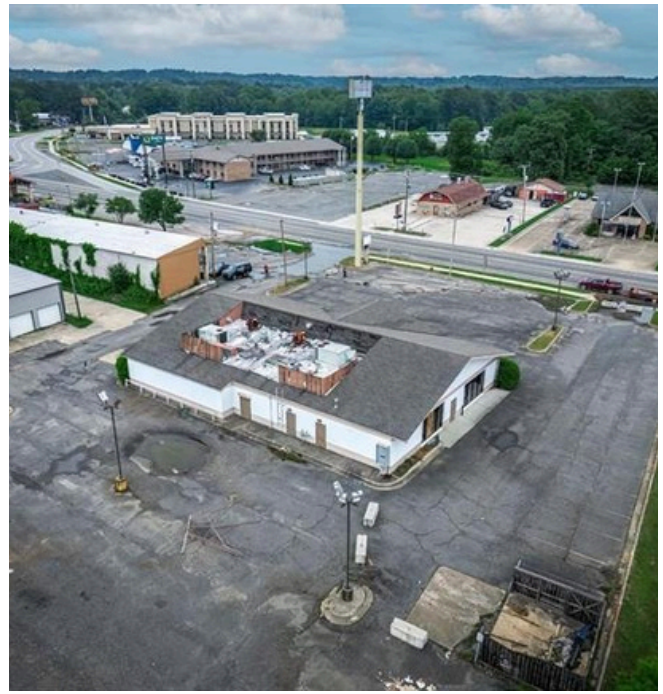


6,177 Sq. Ft. commercial building located right off **Interstate 30** and on **AR State HWY 7** in Caddo Valley, Arkansas

OFFERING SUMMARY

Sale Price:	\$425,000
Number of Units:	1
Building Size:	6,177 SF
Lot Size:	0.85 ACRES

- 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: \$425,000

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)