



Stuttgart Arkansas Commercial Property Complex

1.18 +/- Acres | Arkansas County, AR | \$595,000



ADDRESS

1701 S. Timber
Stuttgart, AR 72160

LOCATION

The property has two entrances. The east entrance is on Park Avenue, 1/2 mile north of the Park Avenue and 22nd Street intersection and 1.9 miles south of the Park Avenue and Hwy 79 overpass. The west entrance is on Timber Street, just one block to the west.

PROPERTY SUMMARY

This 1.183-acre property, located in Stuttgart, Arkansas, features four buildings and a fenced lot, making it ideal for a new or growing business. The property has two entrances: The east entrance is off Park Avenue (U.S. Highway 165), a four-lane street through the eastern side of Stuttgart. The west entrance is off Timber Street, which is just one block west of Park Avenue. There are large drive-through gates on both entrances. All utilities are available on site. Property is zoned B-2 for most any commercial use.

Building #1: 1,800 square ft Office Building constructed in 1978. Includes (3) private offices, (2) open work areas, a kitchenette, a restroom, and a safe room. There are (2) heat and air units and (1) Generac generator.

Building #2: 720 square ft storage building with a 360 square ft open shed. The building was constructed in 1997 and has 10' sidewalls. Includes (1) roll-up door and (1) walk-through door. Non-Insulated.

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