



Rodney Wagner
 Wagner Construction & Real Estate, LLC
 RW.wagnerrealestate@gmail.com
 Ph: 870-421-2600



ML#: **1332338**
Active
 12705 Rhoden LN, Lowell, AR 72745

\$725,000 ↓
COMMERCIAL



Custom built property. 2.66 acres. Blacktop Frontage. 40x40x16 frame construction building, Finished Office, full bath with washer and dryer, kitchenette, bonus room upstairs 2-12' x 14' insulated commercial doors with openers finished interior in shop 30x36x14 machine shed with enclosed small storage area, with overhead storage above 20x30 Block building, finished perfect for office or VRBO, Screened porch, Rv Hookup Great firepit, screened grilling shed with electric. Outside the city limits used for small excavating, site work business

Beds: Pool:
 FBaths: Zoning: **None**
 HBaths: HtSqFt: **1,470**

Amenities:

Equipment: **Fire Alarm, Garage Door Opener, Smoke Detector**

Lot Description:

Driveway:

Appliances:

Fireplace:

Utilities: **Cable, Electric, Gas Available, Septic, Water Public**

Patio:

Floor Covering: **Concrete, Luxury Vinyl Plank, Tile**

Foundation: **Concrete Slab**

Exclusions:

Heat Sys: **/Mini Split**

Style:

Gar Cap/Type:

Approx Yr Built: **2022**

Fencing:

Flood Zone: **No**

Roof: **Metal Roofing**

Roads:

AC: **/Mini Split, Zone**

Water Heater: **/Electric**

Gar/Car Loc:

Disabled Acc: **No**

Lot Size/Acres: **286-351-337-375/2.66**

Directions: **I-49 North to east on Pleasant Grove, South on 265 one mile, East on Frisco Cemetery Road one mile to curve. Property on Right**

**Information is deemed reliable, but not guaranteed.
 Contact your county assessor for tax calculation information.**