ALL FIELDS DETAIL



MLS #

Class

Туре

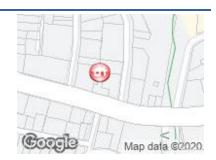
City

Zip

State

Status

125673 COMMERCIAL/INDUSTRIAL Building and Land Area/Tax District HOT SPRINGS **Asking Price** \$1,300,000 Address 454 BROADWAY Address 2 208 W Grand, W Grand Lot Hot Springs AR 71901 ACTIVE Sale/Rent For Sale **IDX Include** Υ



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GENERAL

GENERAL			
Parking	1-10 Spaces	County	Garland
Agent	AMBER HENSON - cell: 501-352-7670	Listing Office 1	URBAN LIVING AND DEVELOPMENT -
			Office: 501-352-7670
Buyer Agent Compensation		Listing Date	4/15/2019
Expiration Date	12/31/2020	IDX/Broker Recip Incl Y/N	Yes
Internet Publication Y/N	Yes	Entered Twice Y/N	No
Approx SqFt	9611	Subdivision	Hsr
Approx Frontage	309	Legal	Subd: HSR BLK 49, Block/Lot: 049 / 009, S -T-R: 04-03S-19W, Legal: BLK 49 LOT PT 9
A	1.00	Will Subdivide Y/N	& 10,
Approx Acreage	1.28		No Turn right on Control Augmung, Turn left on
Approx Year Built	1939	Directions	Turn right on Central Avenue. Turn left on West Grand Avenue. Turn left on Broadway. Property is on left.
Associated Document Count	• 0	VOW Include	Yes
VOW Address	Yes	VOW Include VOW Comment	No
VOW AUDress	No	Update Date	1/14/2020
Status Date	4/15/2019	HotSheet Date	4/15/2019
Price Date	4/15/2019	Input Date	4/15/2019 12:06 PM
Original Price	\$1,300,000	Price Per SqFt	\$135.26
Price Per SQFT	\$135.26	Price Per Acre	\$1,015,625.00
Agent Hit Count	105	Client Hit Count	4
Geocode Quality	Exact Match	Picture Count	4
Input Date	4/15/2019 12:06 PM	Update Date	1/14/2020 1:23 PM
FEATURES		•	
ACCURACY OF EXPENSES	FLOORS	PRICE INCLUDES	UTILITIES AVAILABLE
None	Other (See Remarks)	Real Estate	Sewer-Public
BUSINESS USE/TYPE	Wood	ROAD SURFACE	Water-Public
Retail	FOUNDATION	Paved	WALLS
Recreational	Slab	ROOF	Other (See Remarks)
Other (See Remarks)	HEATING/AIR CONDITIONING	Metal	WARRANTY
Restaurant	Central Cool-Electric	SHOWING INSTRUCTIONS	As-Is, Prsnt Cnd at Clsng
Office	Central Heat-Electric	By Appointment Only	SOURCE OF SQUARE FEET
DOCUMENTS ON FILE	INTERIOR FEATURES	Call Listing Office/Agent	Courthouse
Legal Description	Ceiling Height (Remarks)	Listing Agent Must Accomp	ZONING
TENNANT PAID EXPENSES		STORIES	General Business District
Other (See Remarks)	Exclusive Right-To-Sell	One Story	
EXTERIOR	POSSESSION	TRANSPORTATION	
Brick	At Closing	Other (See Remarks)	
FINANCIAL			
Estimated Annual Taxes \$4,		Tax Year 20	18
-	II Amber Henson for an appointment. (501)		
352	2-7670		

PUBLIC REMARKS

Public Remarks Combined 1.28 acres located in a high traffic area of downtown. Close to a newly renovated restaurant and a soon to open distillery. Located in the Opportunity Zone. Possible Owner financing. Immediate income opportunity.

ADDENDUM

¹ Addendum Subd: HSR BLK 49, Block/Lot: 049 / 009, S-T-R: 04-03S-19W, Legal: BLK 49 LOT PT 9, 10 & 11, Subd: HSR BLK 49, Block/Lot: 049 / 011, S -T-R: 04-03S-19W, Legal: BLK 49 LOT PT 11, ALL 12 & 13

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed. Under no circumstances should the information contained herein be relied upon by any person in making a decision to purchase any of the described properties.