

**ALL FIELDS DETAIL**



**MLS #** 125673  
**Class** COMMERCIAL/INDUSTRIAL  
**Type** Building and Land  
**Area/Tax District** HOT SPRINGS  
**Asking Price** \$1,300,000  
**Address** 454 BROADWAY  
**Address 2** 208 W Grand, W Grand Lot  
**City** Hot Springs  
**State** AR  
**Zip** 71901  
**Status** ACTIVE  
**Sale/Rent** For Sale  
**IDX Include** Y



**GENERAL**

<b>Parking</b>	1-10 Spaces	<b>County</b>	Garland
<b>Agent</b>	AMBER HENSON - cell: 501-352-7670	<b>Listing Office 1</b>	URBAN LIVING AND DEVELOPMENT - Office: 501-352-7670
<b>Buyer Agent Compensation</b>	1.5	<b>Listing Date</b>	4/15/2019
<b>Expiration Date</b>	12/31/2020	<b>IDX/Broker Recip Incl Y/N</b>	Yes
<b>Internet Publication Y/N</b>	Yes	<b>Entered Twice Y/N</b>	No
<b>Approx SqFt</b>	9611	<b>Subdivision</b>	Hsr
<b>Approx Frontage</b>	309	<b>Legal</b>	Subd: HSR BLK 49, Block/Lot: 049 / 009, S -T-R: 04-03S-19W, Legal: BLK 49 LOT PT 9 & 10,
<b>Approx Acreage</b>	1.28	<b>Will Subdivide Y/N</b>	No
<b>Approx Year Built</b>	1939	<b>Directions</b>	Turn right on Central Avenue. Turn left on West Grand Avenue. Turn left on Broadway. Property is on left.
<b>Associated Document Count</b>	0	<b>VOW Include</b>	Yes
<b>VOW Address</b>	Yes	<b>VOW Comment</b>	No
<b>VOW AVM</b>	No	<b>Update Date</b>	1/14/2020
<b>Status Date</b>	4/15/2019	<b>HotSheet Date</b>	4/15/2019
<b>Price Date</b>	4/15/2019	<b>Input Date</b>	4/15/2019 12:06 PM
<b>Original Price</b>	\$1,300,000	<b>Price Per SqFt</b>	\$135.26
<b>Price Per SQFT</b>	\$135.26	<b>Price Per Acre</b>	\$1,015,625.00
<b>Agent Hit Count</b>	105	<b>Client Hit Count</b>	4
<b>Geocode Quality</b>	Exact Match	<b>Picture Count</b>	8
<b>Input Date</b>	4/15/2019 12:06 PM	<b>Update Date</b>	1/14/2020 1:23 PM

**FEATURES**

<b>ACCURACY OF EXPENSES</b>	<b>FLOORS</b>	<b>PRICE INCLUDES</b>	<b>UTILITIES AVAILABLE</b>
None	Other (See Remarks)	Real Estate	Sewer-Public
<b>BUSINESS USE/TYPE</b>	Wood	<b>ROAD SURFACE</b>	Water-Public
Retail	<b>FOUNDATION</b>	Paved	<b>WALLS</b>
Recreational	Slab	<b>ROOF</b>	Other (See Remarks)
Other (See Remarks)	<b>HEATING/AIR CONDITIONING</b>	Metal	<b>WARRANTY</b>
Restaurant	Central Cool-Electric	<b>SHOWING INSTRUCTIONS</b>	As-Is, Prsnt Cnd at Clsng
Office	Central Heat-Electric	By Appointment Only	<b>SOURCE OF SQUARE FEET</b>
<b>DOCUMENTS ON FILE</b>	<b>INTERIOR FEATURES</b>	Call Listing Office/Agent	Courthouse
Legal Description	Ceiling Height (Remarks)	Listing Agent Must Accomp	<b>ZONING</b>
<b>TENNANT PAID EXPENSES</b>	<b>LISTING TYPE</b>	<b>STORIES</b>	General Business District
Other (See Remarks)	Exclusive Right-To-Sell	One Story	
<b>EXTERIOR</b>	<b>POSSESSION</b>	<b>TRANSPORTATION</b>	
Brick	At Closing	Other (See Remarks)	

**FINANCIAL**

<b>Estimated Annual Taxes</b>	\$4,016.12	<b>Tax Year</b>	2018
<b>Agent Remarks</b>	Call Amber Henson for an appointment. (501) 352-7670		

**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

**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.