

Commercial / Industrial

Active



Address: 1103 Forest Street
City: Mena
County: Polk
Zip: 71953

PROPERTY DETAIL	
List Price:	\$299,500
MLS #:	10149089
Class:	Commercial / Industrial
Type:	Building and Land
Stories:	
Approx SQFT:	19920
Floors:	Concrete
Approx Year Built:	1957
Lot Size/Appx. Acres:	410x244 / 2.15
Subdivision:	Highland
Legal:	Pt Lot 21 All Lot...
Area:	300
Annual Taxes:	
Spec. Imp. Taxes:	

Directions: Hwy 71 S, S on Mena St, Just past Dallas Avenue, Left on Forest ST, Property is on left across from McMillan Park. Currently rented to Retail Food Business.

LISTING INFORMATION

Business Name: Office Warehouse Facility	Business Type: None	Sellers Disclosure on File: None
Lease Type: Monthly	Price Includes: Real Estate, Building, Land	Possession:
Annual Income: 0	Annual Expenses: 0	Warranty: As-Is, Prsnt Cnd at Clsng

PROPERTY FEATURES

ACCURACY OF EXPENSES	Limited Information	LOT	Sloped, Level, Corner Lot, Cleared, In Subdivision, Mountain View, Upslope
ENERGY FEATURES	Other (see remarks)	POSSESSION	Negotiable, Subject to Tenancy
EXPENSES INCLUDE	Other (see remarks)	PRICE INCLUDES	Real Estate, Building, Land
EXTERIOR	Block	REASON FOR SALE	Unknown
EXTERIOR FEATURES	Overhead Doors, Loading Dock	ROAD SURFACE	Paved
FINANCING (NEW)	New Loan-Conventional	ROOF	Metal
FLOORS	Concrete	STORIES	One Story
FOUNDATION	Slab, Other (see remarks)	STYLE	Contemporary
HEATING & AIR	Central Cool-Electric, Central Heat-Gas, Central Heat-Electric	TENANT EXPENSES	Other (see remarks)
INTERIOR FEATURES	Public Restrooms, Kitchen Area	TRANSPORTATION/LO	Other (see remarks)
LEASE TYPE	Monthly	CATION	
		UTILITIES	Sewer-Public, Water-Public, Electric-Municipal, Gas-Natural, Telephone-Private
		WALLS	Other (see remarks)
		WARRANTY	As-Is, Prsnt Cnd at Clsng

PUBLIC REMARKS

Building is currently rented on a month to month basis to a retail discount food store. There are several offices in the building. Property has 3 phase electricity and gas Heating units. 2-5 ton a/c units. Roof was put on about 6 years ago. However, roof is leaking in a few areas. Walk in cooler does not remain. Inside warehouse ceilings are approximately 11.5 feet high. Property has both Central Gas and Central Electric Heating. Central Electric Air.

SP:
LAG: David Oates

MT: 408
LO: Vision Realty

CLSD:

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