

FOR SALE: \$750,000

Property Highlights

- First time available since originally built by current owner
- Ideal for owner-user; use entire building or lease one floor to separate tenant
- 6,720 SF, Two-level, suburban office building with 26 dedicated parking spaces
- **Attractively priced at only \$750,000 (under \$112/SF)!**
- High visibility (from I-430) and easy access (from West Markham Street near Shackleford Rd)
- Long-time home of Arkansas Cattlemen's Association
- 2nd level access via exterior stairs at front of building
- Two bathrooms on each level
- Lower level layout has large rooms, plenty of open areas, and blank slate for new design
- Upper level layout features private offices, conference room, and room for numerous workstations (see floor plans)
- Location offers convenient access to I-430, I-630, and Chenal Parkway
- **Property is unoccupied and available for tours!**



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