

COMMERCIAL PROPERTY FOR SALE

Property features:

3,496 sq. ft. movie theatre

3,344 sq. ft. living area

2,828 sq. ft. office space

2,980 sq. ft. basement



Address

Acreage

Price

1137 N Curtis St, Pea Ridge

11,652 sq. ft. on 1.39 ac

\$339,900

Unique three-story property was formerly the Blackhawk Movie Theatre. Two movie theater spaces: main floor capacity of 138, including balcony; basement capacity of 56. Six bathrooms, including 2 full baths on top floor and 4 half baths on main floor. Upstairs kitchen area features microwave and dishwasher. Hardwood, carpet, tile, and concrete flooring. Five AC units (4 Goodman and 1 Rheem). Natural gas and electric utilities. Exterior is stucco and aluminum siding. Handicap access ramp on north side of building. Composition shingle roof. South side has gravel driveway/parking area; north side has asphalt driveway/parking area.

For more information contact:

Lynden Polk with Crye-Leike Realtors at 479.636.6633

Financing available.

Financing subject to credit and underwriting approval for qualified buyers.

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