

# For Sale

# 3057 Springdale Ave Springdale, AR

## Commercial Investment Opportunity! Priced at \$799,900 | Financing Available



**1.01 acre site;**  
approx. 43,996+/- sq. ft.

**Market Square,  
Lot 7G**

**C2 Zoning**



- Partially (57%) completed 9,564+/- square foot professional office building with brick exterior and composition shingle roof
- Existing structure is designed to be divided into as many as six commercial rental units but can be finished to suit
- Some site improvements have been completed, including concrete driveway and parking area
- City utilities available
- Located at the southwest corner of Springdale Ave. near W. Sunset Ave. - see back for plat & maps

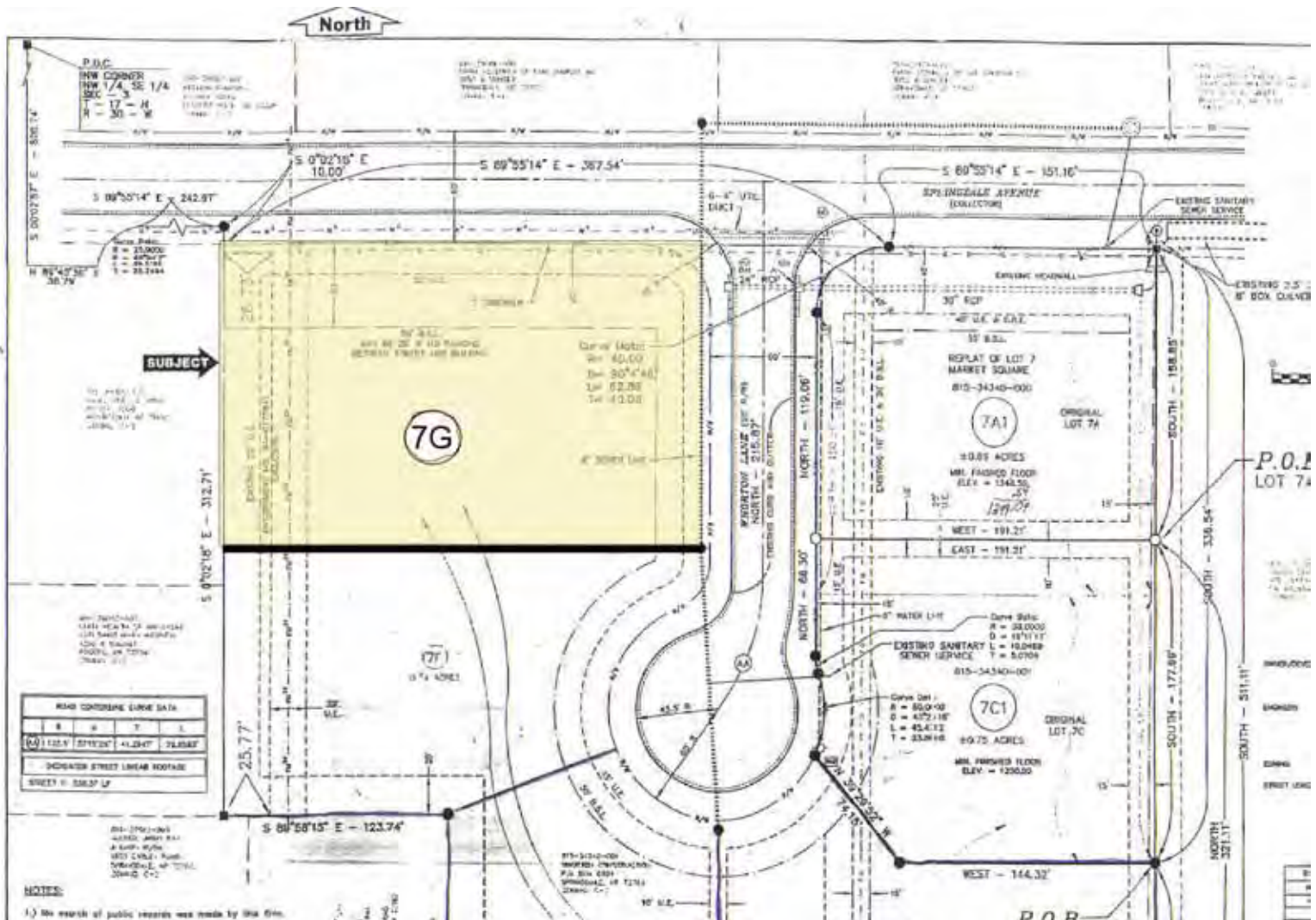
**For more information contact:  
Alan Cole with Colliers International at 479.644.5849**

Financing subject to credit and underwriting approval for qualified buyers.

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