

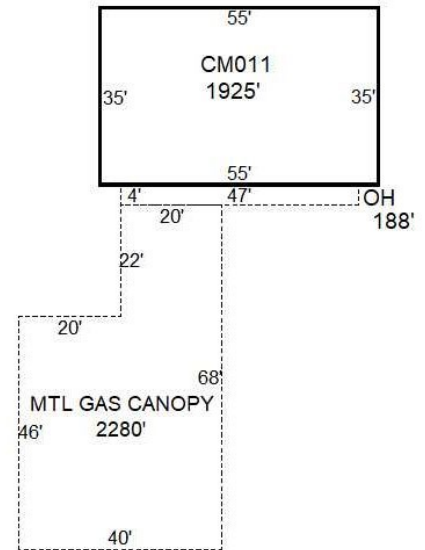
# FOR SALE

# \$1,200,000

## 4201 Grand Ave Fort Smith, AR 72904



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REAL ESTATE ONLY. Tenant in place. Investment opportunity at the lighted corner of Grand Avenue and N. Albert Pike Ave with 15,000 vehicles per day. Building is 1,925 square feet on .42 acre. The University of Arkansas at Fort Smith is half of a mile and Interstate 540 is 1.15 mile east. Many high traffic offices and retailers near including KFC, Vapor Station, Domino's, Wing Stop, Grand Ave Baptist Church, St Paul Methodist Church, and Tilles Park. Surrounded by a mix of multifamily housing developments and single-family homes. Long standing tenant in place.



3307 Old Greenwood Road, Suite A - Fort Smith, AR 72903

*"Commercial Real Estate Sales, Leasing, Property Management, and Development"*

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