

FOR SALE, LEASE, OR EXCHANGE
1115 Garrison Avenue - Fort Smith, AR

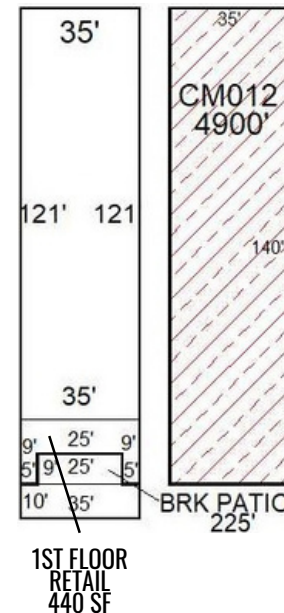
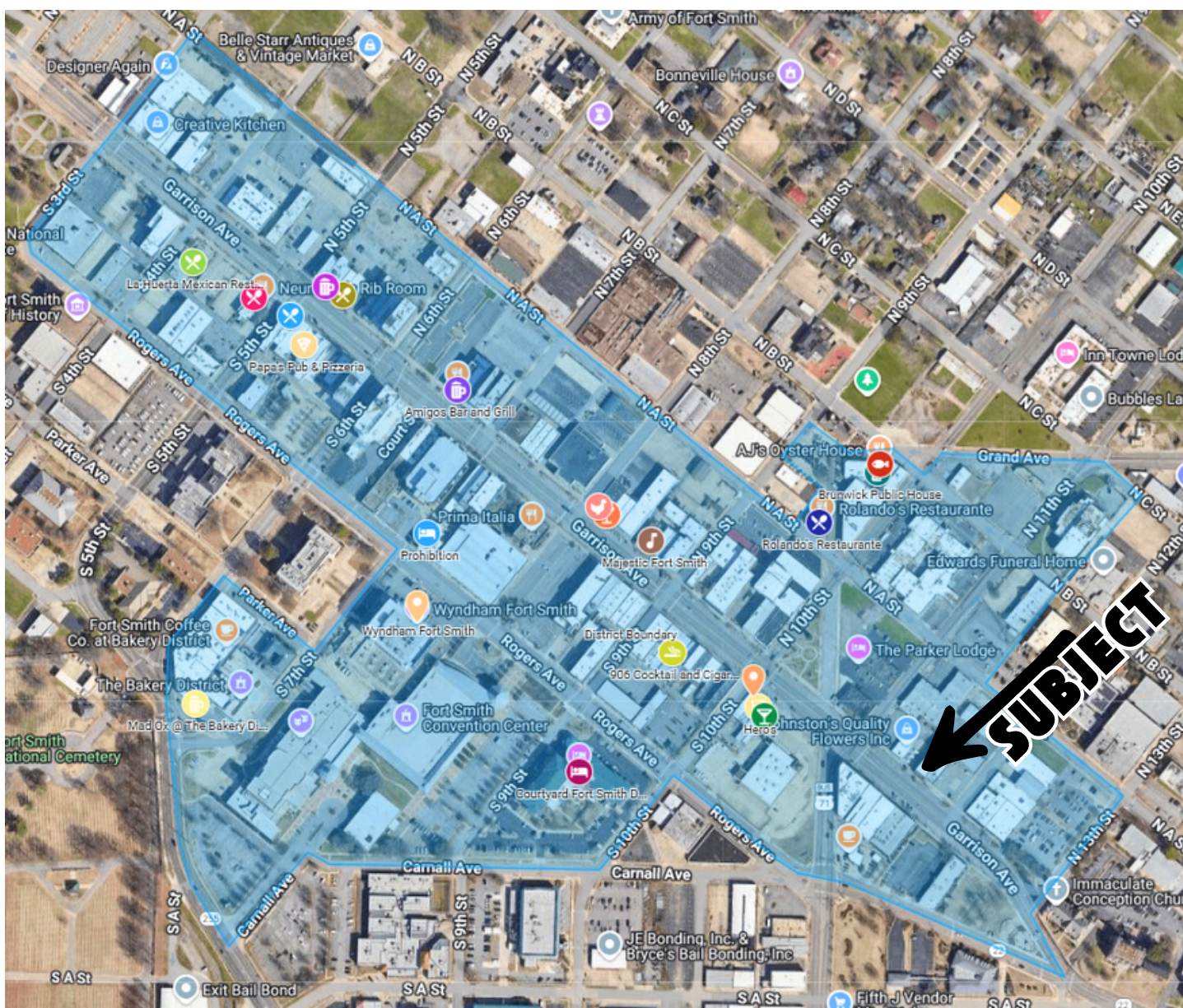


**SEITER &
WRIGHT**
COMMERCIAL PROPERTIES
3307 OLD GREENWOOD RD, STE A - FT SMITH, AR

Dodge Mendenhall
Sales Associate | Multifamily Property Mgr
dodge@seiterwright.com

Jackson Mendenhall
CCIM | Associate Broker
jackson@seiterwright.com

479-785-4343
seiterwright.com



Step into one of Downtown Fort Smith's most iconic properties at 1115 Garrison Avenue. This property offers 9,575 square feet of prime retail or office space. The second floor includes both an open storage area at the back and a spacious apartment with a mezzanine, located in the heart of Fort Smith's Downtown Entertainment District. Highlights include a distinctive three-story patio, with the top level providing one of the best views of Downtown Fort Smith, as well as upgraded 400A power. The purchase price is \$430,000. Lease rate is undisclosed; ownership is seeking a 3-5 year lease. Owner will also consider an exchange. Neighboring tenants include Johnston's Quality Flowers, Red Roof Inn, the United States Post Office, C&H Tire, Harper Ellis HQ, Studio 6 Architects, Propak, & Immaculate Conception Church.

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