



9123 W STATE HIGHWAY 22 RATCLIFF, AR \$269,000

Prime multi-use commercial property with versatility and built-in income streams. Includes a main retail storefront featuring full climate control (heat/AC), water, electricity, high-speed internet, a possible break room, and a full bathroom. Attached is an insulated, oversized garage perfect for workshop space or inventory. Plus, a separate, self-contained 2nd retail/office space features its own exterior entrance, heat/AC, electricity, and internet—ideal for a separate business or tenant. Excellent accessibility with 8 front parking spaces and 2 additional spaces on the west side. Maximize your ROI with 2 mini-storage buildings containing 27 total units: (8) 5x10, (14) 10x10, and (5) 10x20. Seamless traffic flow and easy tenant access provided by a secondary driveway leading directly from Main St to the rear. Perfect for an owner-user or savvy investor looking for diversified revenue. 3 parcels, sits on +/- 0.63 acres.



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