



117 W Walnut St

117 W Walnut St, Rogers, AR 72756



COLDWELL BANKER
HARRIS McHANEY
& FAUCETTE



Tammy (Tamara) Waddell

Coldwell Banker Harris McHaney & Faucette

105 W Elm St, Suite 203, Rogers, AR 72756

TammyWaddell007@gmail.com

(479) 685-9018



117 W Walnut St

\$1,375,000

117 W. Walnut est.1898. Is fondly reminiscent of merchants the past 125 years. Originally a local favorite farm & supply store & several businesses offering services such as doctor offices, funeral home, hardware & automotive, restaurants and event venues most prominently The Grand at 117. In 1937, "117"- was rebuilt with quality craftsmanship and architectural details of the era. When visiting - Park on the brick streets and enter through the old-time store front into a great room w/ high ceiling, iron chandeliers and views of the grand staircases & mezzanine balcony overlooking the venue. 117 – Is currently a restaurant featuring a full-size commercial kitchen, hood vent system, 2 walk in coolers & Glycol tap system at first & second floor bars. Add'l storage in full height part'l basement. Newer HVAC units & roof. Ambient outdoor patio seating. Add'l municipal parking behind building with Rogers' alley light scapes. 117 is Adjacent to Experimental House and Near...

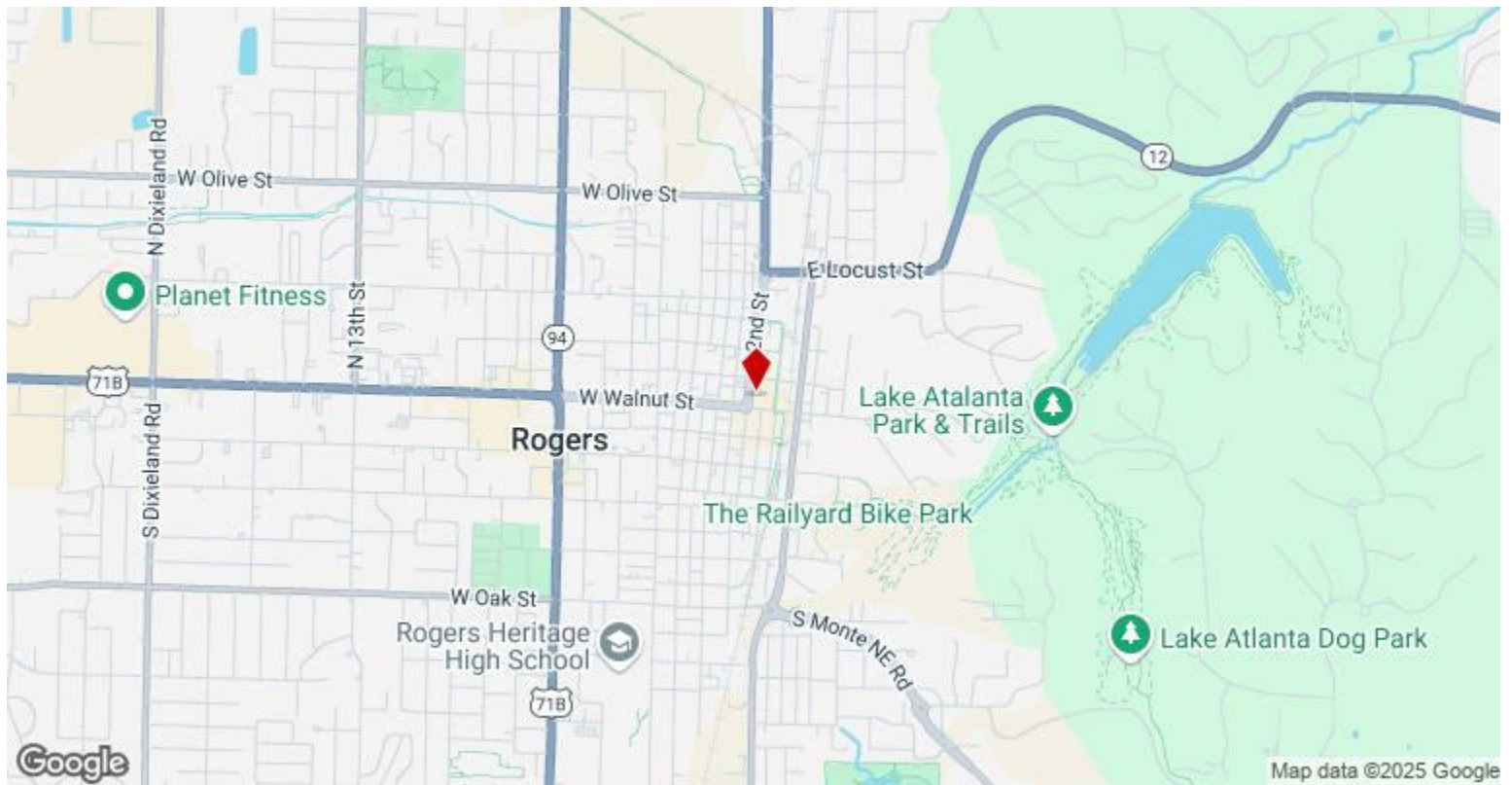
- Located in the Historic Downtown Rogers. Unique historic architechure and desirable location. Walkable retail and entertainment. Large kitchen.



Price:	\$1,375,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.15 AC
Gross Building Area:	8,648 SF
No. Stories:	3
Year Built:	1898
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Zoning Description:	COR Mixed Use T5.2
APN / Parcel ID:	02-02186-000
Walk Score ®:	74 (Very Walkable)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Moonbroch Brewing Company	-	
The Grand At 117 Event Venue	-	
The Shire Gastropub	-	



117 W Walnut St, Rogers, AR 72756

Property Photos



Building Photo



Front Bay Window Seating

Property Photos



Property Photos



Property Photos



Looking toward Main Floor Bar and Staircase



Main Floor Bar

Property Photos



Property Photos



Main Floor Bar



Main Floor Bar and Side Room

Property Photos



Property Photos



Property Photos



2nd Floor Mezzanine Bar



2nd Floor Mezzanine Bar

Property Photos



Property Photos



Property Photos

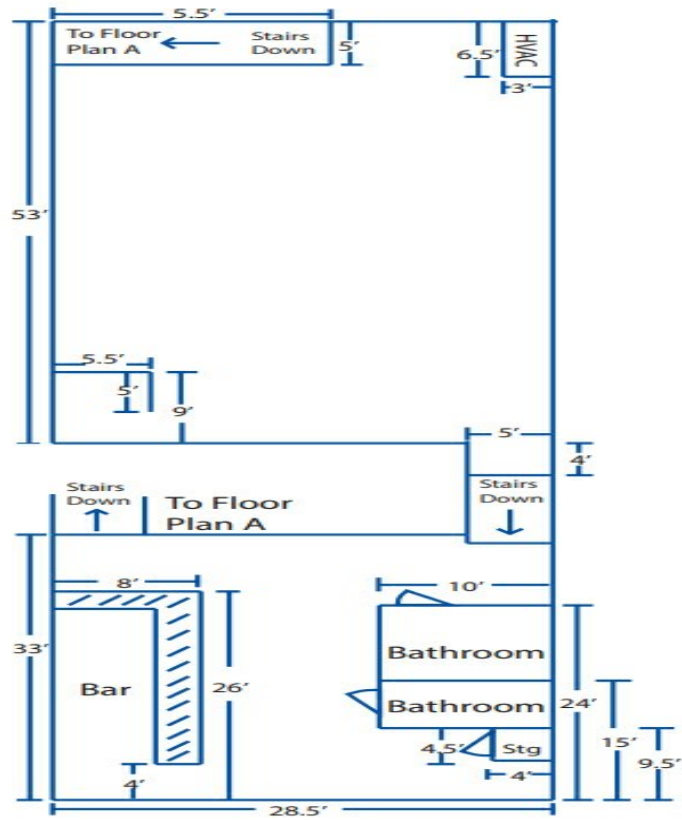


Property Photos



Property Photos

FLOOR PLAN C
3rd Floor

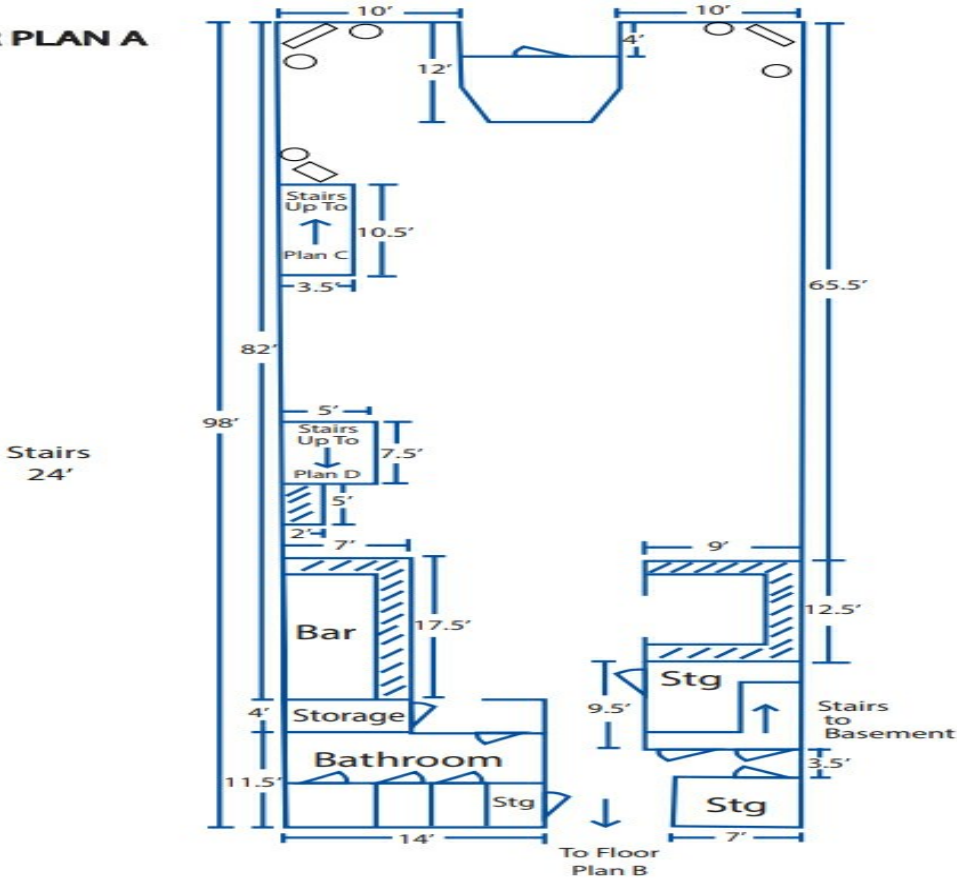


FLOOR PLAN D
2nd Floor Loft



Property Photos

FLOOR PLAN A



FLOOR PLAN B

