

119 S 2ND STREET, ROGERS, AR 72756

DOWNTOWN OFFICE BUILDING FOR SALE

OKSANA DEMARIS
PRINCIPAL | OFFICE SPECIALIST
479.372.0033
OKSANA@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

COREY FUHRMAN
OFFICE/MEDICAL SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM

5512 W WALSH LN, SUITE 201, ROGERS, AR | 479.254.7000 | FOCUSCREGROUP.COM

SALE OVERVIEW

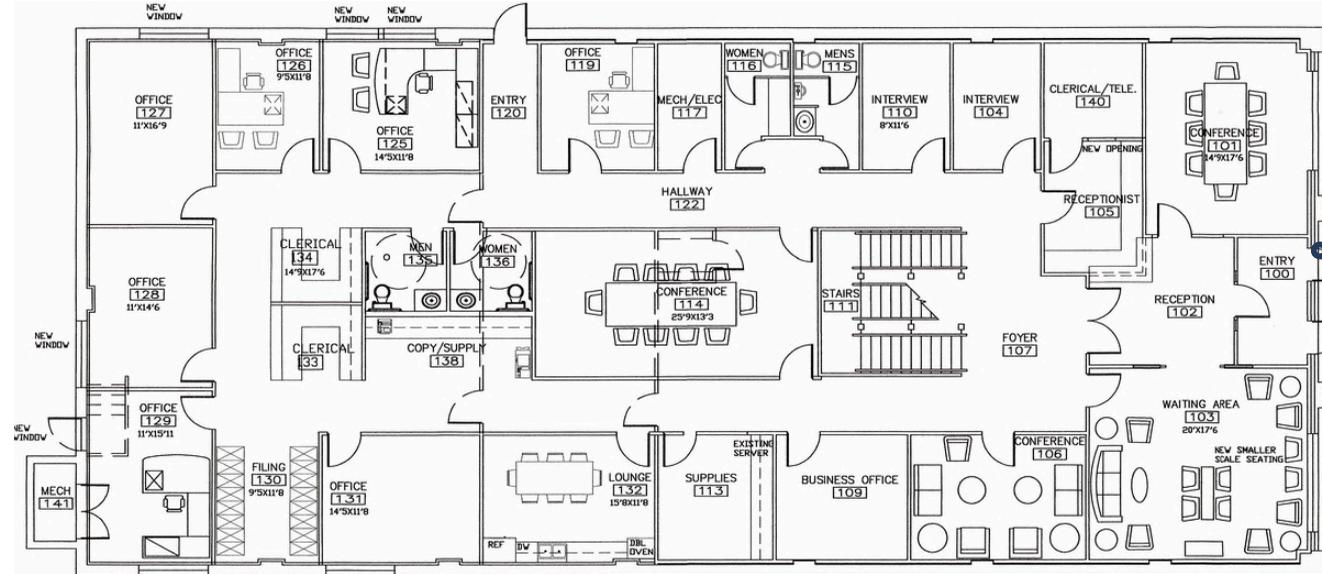
AVAILABLE: 11,600 SF

ASKING PRICE: \$2,394,000

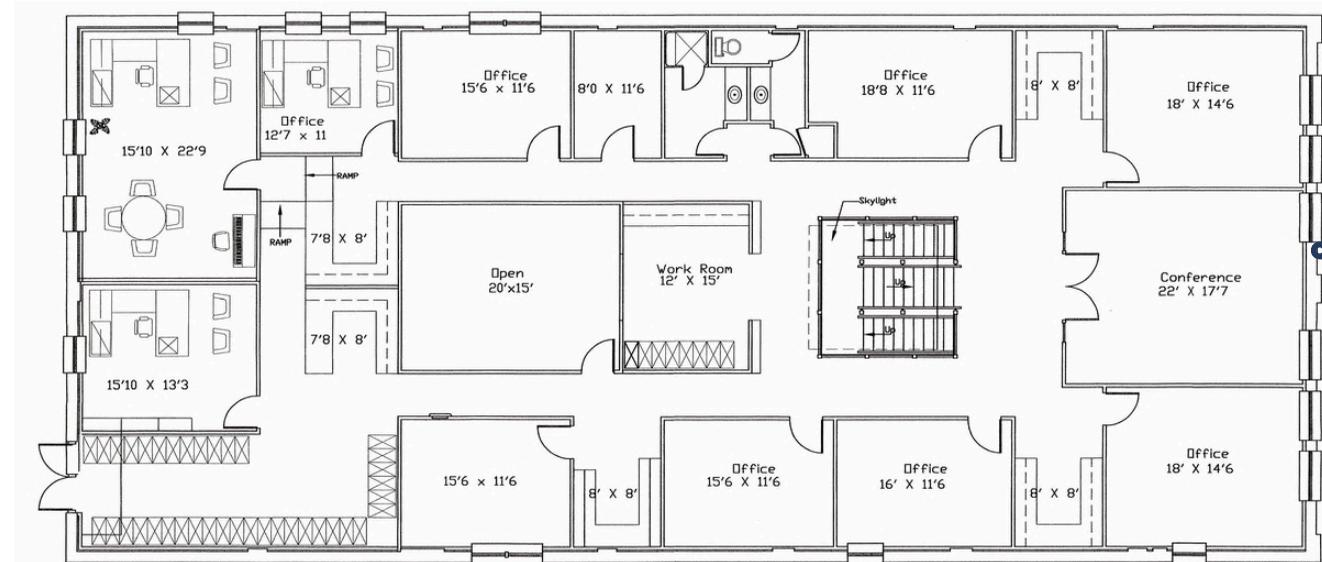
SITE HIGHLIGHTS

- 11,600 SF TWO-STORY OFFICE BUILDING
- ROOF REPLACED IN 2025
- LARGE OFFICES THROUGHOUT
- HIGH-END WOOD FINISHES
- AMPLE NATURAL LIGHT
- ADDITIONAL LOT WITH 6 PARKING SPACES INCLUDED
- 24 OFFICES, 6 RESTROOMS, 3 CONFERENCE ROOMS WITH POTENTIAL TO ADD MORE OFFICES
- IDEAL LAYOUT FOR CO-WORKING

VIRTUAL TOUR LINK



FIRST FLOOR



SECOND FLOOR

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POTENTIAL HOTEL DEVELOPMENT

CLICK HERE FOR MORE INFO

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NORTHWEST AERIAL VIEW



baked by kori
bakery
wine bar

Elm St

2nd St

Elm St

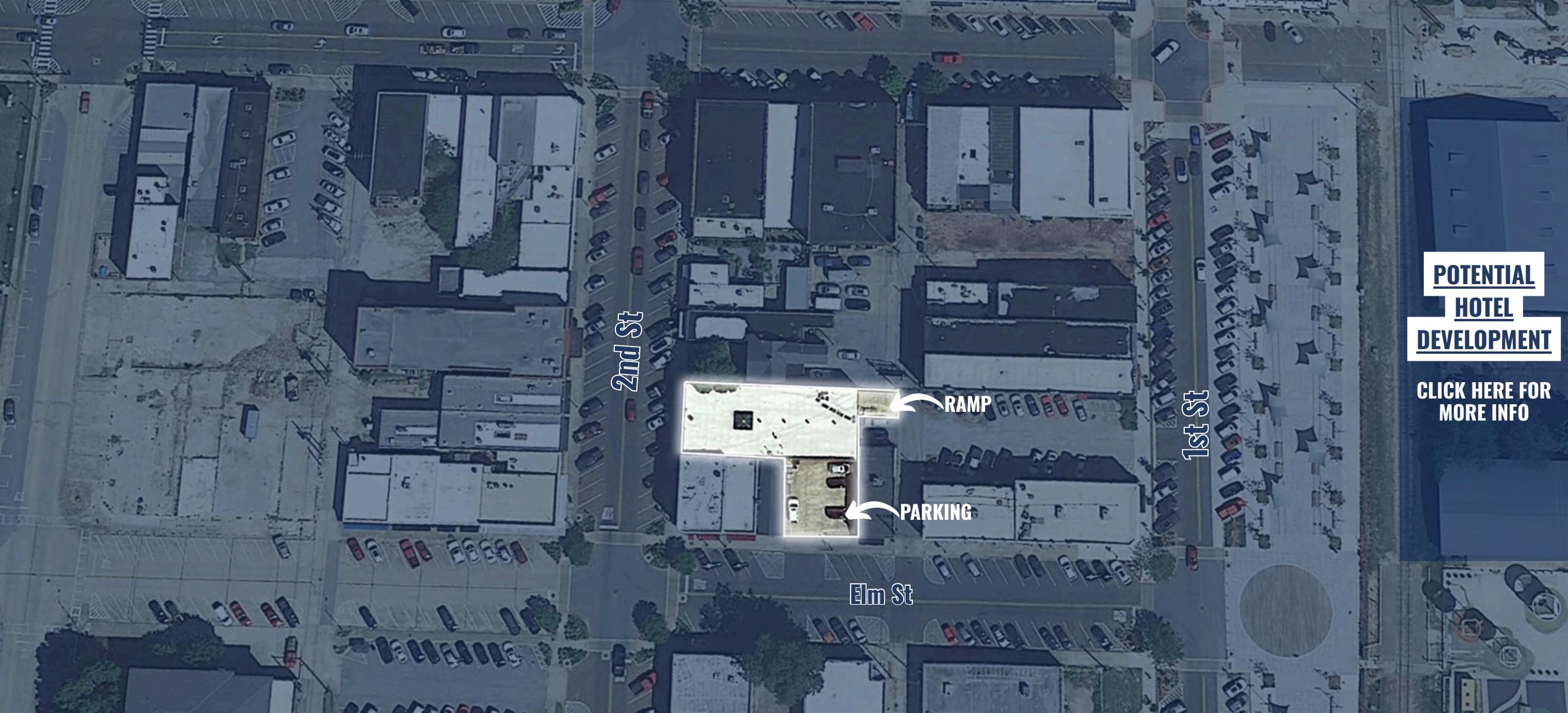
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PARKING/PROPERTY LINES



**POTENTIAL
HOTEL
DEVELOPMENT**

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DOWNTOWN ROGERS

A Thriving Hometown Feeling

Downtown Rogers is a charming gateway to the Ozarks. The vibrant downtown streets are lined with historic buildings, the lively Frisco Park that's a hub of community events, the exciting Railyard Bike Park, the serene Lake Atalanta Park & Trails, and its immediate proximity to the breathtaking Beaver Lake—amenities that encapsulate the spirit of this thriving town.



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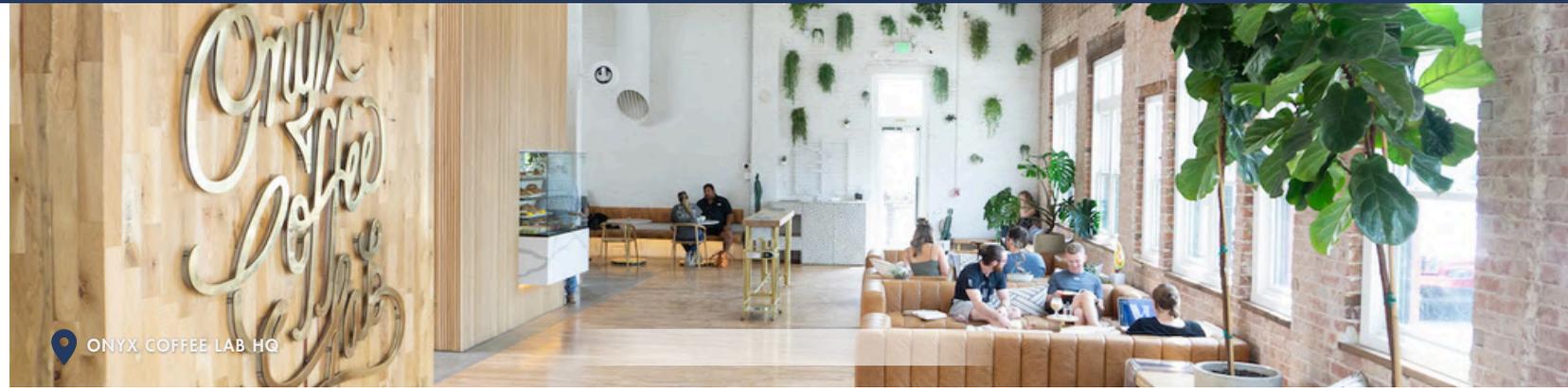
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THE FOODIE SCENE

A new culinary destination

Downtown Rogers is brimming with vitality. The emergence of new developments, coupled with a burgeoning restaurant and bar scene, has transformed the formerly tranquil city of Rogers into a gastronomic hotspot.

Popular businesses include: Onyx Coffee Lab HQ, Yeyo's Mezcaleria, Pinky Swear, Heirloom, Parkside Public, House 1830, Pub on the Bricks, Tusk and Trotter, and OZ Smokehouse, Heirloom at the 1907, Blu Sushi, Casa Alejo, Havana, Levi's Gastrolounge, Club Frisco, and The Rail Pizza. Downtown Rogers continually expands its culinary landscape with new restaurants launching each month.



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DOWNTOWN ROGERS



HAVANA TROPICAL GRILL



THE RAIL PIZZA



PINKY SWEAR



CLUB FRISCO



LEVI'S GASTROLOUNGE

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LOCATION

LOCATION CONVENIENCE



7.6
MILES



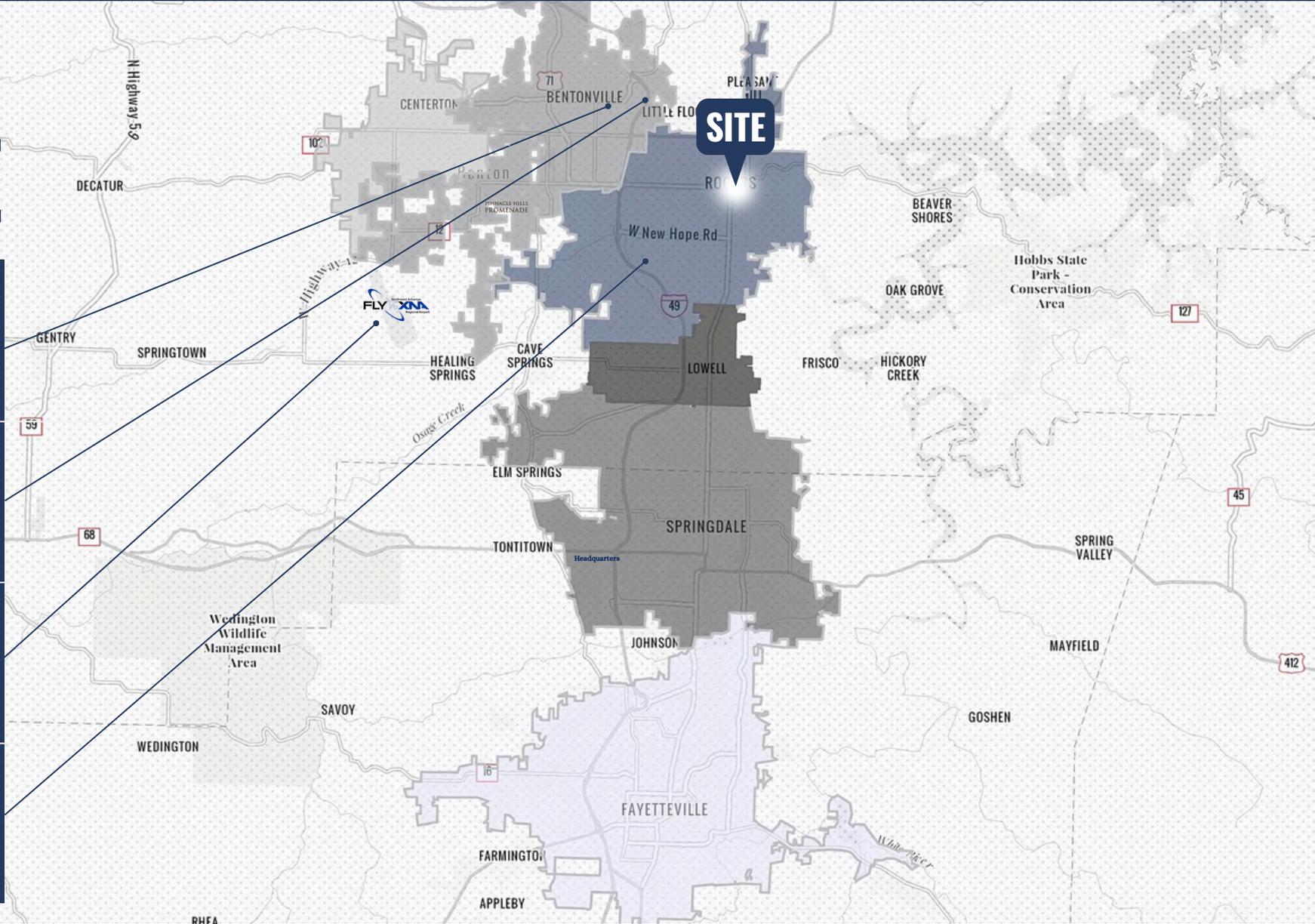
6.0
MILES



16
MILES



4.8
MILES



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