

# ARNETT REALTY & INVESTMENTS

Phone 501.843.1515

903B W. Main St. • Cabot, AR

Fax 501.843.1516

Professional/  
Office Space  
**9,409 Sf**  
*1.0 Acre*

LIST PRICE:  
**\$625,000**

MLS #19012899

## FOR SALE

*140 PROFESSIONAL DR. - CABOT, AR 72023*



### UNIQUE POTENTIAL


**Logistics - Office - Service**

- ◆ Quick access & unparalleled visibility from Hwy 67/167.
- ◆ 26+ Offices, 18' glass entrance, dual open staircases & built-in reception unit.
- ◆ Multi-tenant potential; 2 ground level office suites offer private entrances.
- ◆ Marquee signage on S. Second/Hwy 367 & 30' pole sign @ freeway.

#### DIRECTIONS:

*Hwy 67/167N to Exit 16A in Cabot, stay right to light. Turn left onto Hwy 367/S.Second. Proceed 1/4 mile to Professional Dr, turn left. (Elliot Electrical Supply on corner.) Property at end of drive on right.*



Ted Arnett  
Principal Broker 

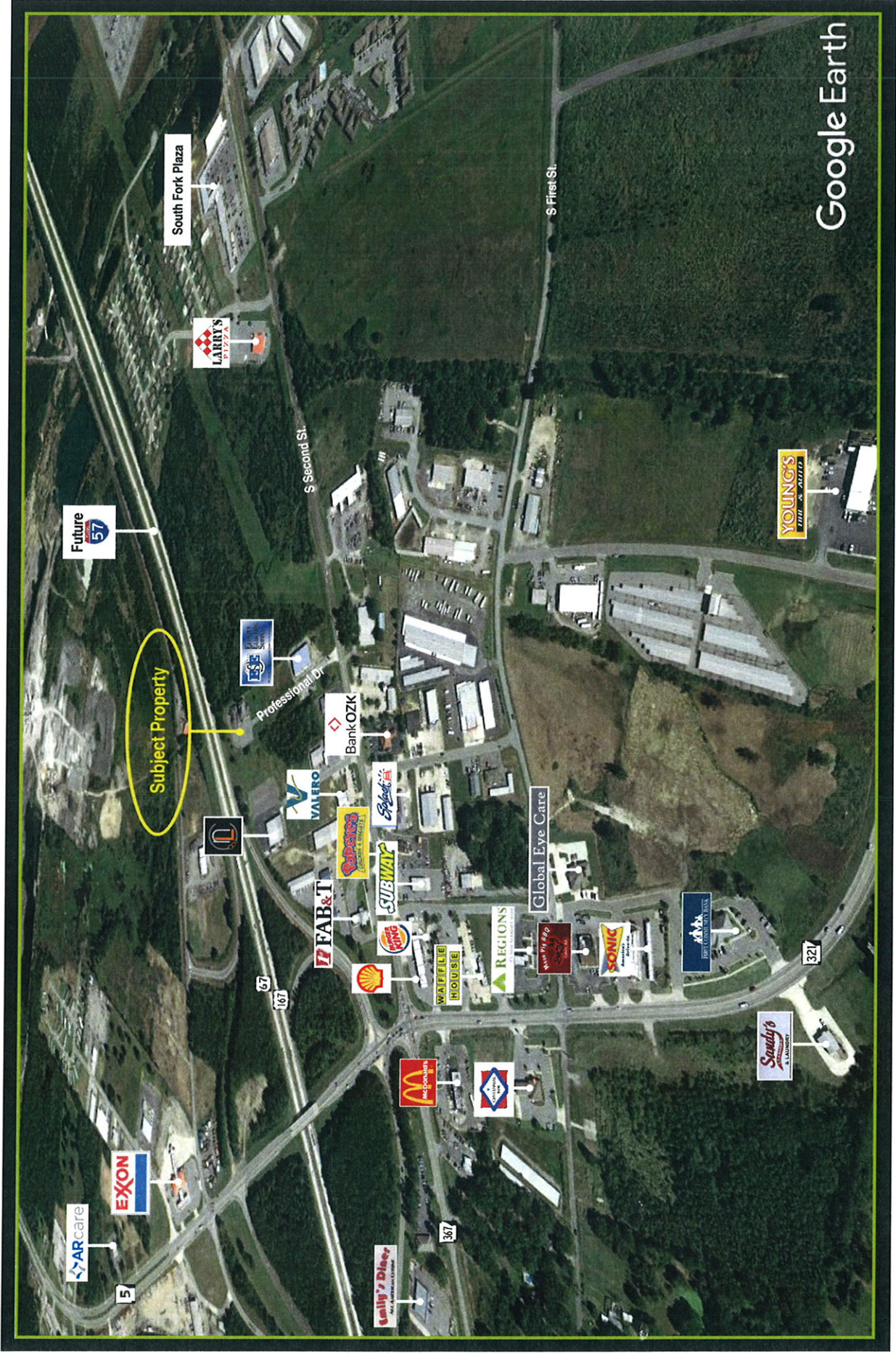
[ted.arnett@yahoo.com](mailto:ted.arnett@yahoo.com)

[www.ARNETTREALTY.COM](http://www.ARNETTREALTY.COM)

*Arnett Realty & Investments is the agent for the Owner of property described herein. Information is deemed reliable but is not guaranteed. Reproduction without permission is strictly prohibited.*

**Property Location:**

140 PROFESSIONAL DR. - CABOT, AR 72023



**ARNETT REALTY & INVESTMENTS**

*Arnett Realty & Investments is the agent for the Owner of property described herein. Information is deemed reliable but is not guaranteed. Reproduction without permission is strictly prohibited.*



COMMERCIAL LISTING INFORMATION	
<b>MLS #:</b>	<b>19012899</b>
<b>Status:</b>	Price Change
<b>Type:</b>	Building and Land
<b>City:</b>	Cabot
<b>Inside City Limits?</b>	No
<b>Virtual Tour:</b>	
<b>To Show Call:</b>	501.843.1515

SOLD INFORMATION			
<b>SP:</b>	<b>ConDte:</b>	<b>SP/SqFt:</b>	<b>SAG:</b>
<b>FIN:</b>	<b>CLSD:</b>		<b>SO:</b>

**Address: 140 Professional Drive**

<b>List Agent:</b> Ted Arnett - Offic: 501-843-1515	<b>In-House #:</b>	<b>Sub Agent Comp:</b>	0
<b>List Office:</b> Arnett Realty & Investments, Inc. Ofc: 501-843-1515	<b>Market Time:</b> 71	<b>Buyers Agent Comp:</b>	2.8
<b>Appx SQFT:</b> 9409	<b>County:</b> Lonoke	<b>Entered Twice:</b>	No
<b>LP/SqFt:</b> 66.43	<b>Zip:</b> 72023	<b>Listing Svcs:</b>	1. Full Service
<b>Appx Yr Built:</b> 1997	<b>Appx Acreage:</b> 1.00	<b>Will Subd:</b>	No
<b>Appx Lot Size:</b> 204' x 250'	<b>Owner Name:</b>	<b>New Construction?</b>	No
<b>Legal:</b> On File	<b>Owner Phone:</b>	<b>Owner ID#:</b>	
	<b>Foreclosure (REO):</b> NO	<b>Short Sale?:</b> NO	

FEATURES			
Owner/Agent Disclosure	<b>Listing Agent/Broker is neither owner nor of any relation to owner</b>	FINANCING (NEW)	<b>New Loan-Conventional, Cash</b>
ACCURACY OF EXPENSES	<b>None</b>	POSSESSION	<b>Immediately-With Deed</b>
BUSINESS TYPE	<b>Office/Professional Bldg</b>	PRICE INCLUDES	<b>Building, Land</b>
DOCUMENTS ON FILE	<b>Boundary Survey, Legal Description</b>	REASON FOR SALE	<b>Other Business Interest</b>
EXPENSES INCLUDE	<b>None</b>	ROAD SURFACE	<b>Paved</b>
EXTERIOR	<b>Brick &amp; Frame Combo, Metal/Vinyl Siding</b>	ROOF	<b>Composition, Architectural Shingle</b>
EXTERIOR FEATURES	<b>Pole Sign, Landscaping</b>	SHOWING INSTRUCTIONS	<b>Call Listing Office/Agent, By Appointment Only</b>
FLOORS	<b>Partial Carpet, Tile</b>	SOURCE OF SQUARE FEET	<b>Plans &amp; Specs</b>
FOUNDATION	<b>Slab</b>	STORIES	<b>Two Story</b>
HEATING & AIR	<b>Central Cool-Electric, Central Heat-Gas, Zoned Units</b>	STYLE	<b>Traditional</b>
INTERIOR FEATURES	<b>Public Restrooms, Kitchen Area</b>	TENANT EXPENSES	<b>None</b>
LEASE TYPE	<b>None</b>	TRANSPORTATION	<b>Near Interstate, High Visibility</b>
LOT	<b>Level, In Subdivision</b>	/LOCATION	<b>Sewer-Public, Water-Public, Electric</b>
		UTILITIES	<b>-Municipal, Gas-Natural, Telephone-Private, All Underground</b>
		WALLS	<b>Sheet Rock, Glass</b>
		WARRANTY	<b>As-Is, Prsnt Cnd at Clsng</b>

FINANCIAL		BUSINESS	
<b>Annual Tax:</b> 5,645.00	<b>Annual Income:</b> 0	<b>Business Name:</b> N/A	
<b>Annual SI Tax:</b>	<b>Annual Expenses:</b> 0	<b># Buildings:</b> 1	
<b>Heated SF:</b>	<b>Warehouse SF:</b>	<b># Parking Spaces:</b> 36	
<b>Cooled SF:</b>	<b>Inside City Limits?</b> No	<b>Employees Notified?</b>	
		<b>Inventory:</b>	

**PUBLIC REMARKS**

Huge Office/Professional Building w/vast potential for owner/user or individual investor. One of a kind in Cabot! Excellent signage & great visibility from Hwy 67/167. 24+ Private offices w/multiple restrooms. 2-Story open entrance w/large foyer & built-in front office area. 2 Additional offices suites flank either side of main building; could be leased separately. Other extras include 3 kitchenettes, multiple conference rooms & a large seminar/banquet area in back. Unique, multi-use space. Call to see!

**DIRECTIONS**

Hwy 67/167N to exit 16A in Cabot. Turn right to light. Turn left onto Hwy 367/S. Second Street. Proceed 0.25 miles to Professional Drive, turn left (just past Elliot Electrical Supply). Building at end of drive on right.

THIS INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED, AND IS PROVIDED EXCLUSIVELY FOR CONSUMER'S PERSONAL, NON-COMMERCIAL USE AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN TO IDENTIFY PROSPECTIVE PROPERTIES CONSUMERS MAY BE INTERESTED IN PURCHASING. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION CONTAINED HEREIN BE RELIED UPON BY ANY PERSON IN MAKING A PURCHASE DECISION, INCLUDING BUT NOT LIMITED TO, INFORMATION PRECEDED WITH THE WORD OR ABBREVIATION DENOTING APPROXIMATE. COPYRIGHT 2019 COOPERATIVE ARKANSAS REALTORS® MULTIPLE LISTING SERVICES INC.