

# FOR SALE

\$480,000

2101– 2103 South H St  
Fort Smith, AR 72901



Mid Century Modern office building with approximately 2,668 square feet. May be used as a single tenant building or may be divided into two office suites with shared conference room. Five private offices, two private restrooms, two conference areas, two copy/filing rooms, and large collaborative bullpen style office. Skylights run across the northside of the property. Separate storage building with water on east side of property. Purchase price is \$480,000.

Located at the corner of S. H Street and S. 21st, blocks off of Rogers Avenue, Fort Smith's main commercial thoroughfare. Neighboring users include Nelson Insurance Agency, CPR Center, Center for Arkansas Legal Services, Goodyear Fleet HQ, with a short distance to Baptist Health Hospital.



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