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Listing

123 Ellis Ln, Pea Ridge, AR 72751 **COMMERCIAL** 

Sub Type: **Auto Svc Grge** List: \$1,225,000 4

DOM: 75

ML#: 1265685 **Active** Lot: 25 Block: County: **Benton** Age: 25 Yrs/+ Acres:

GBA: 8,550 Rail Svc: Nο Restrms: Office SF: 1465 Whse SF: Manuf SF:

Retail SF: SF Source: Seller 1465

Covenant: Yes Traffic Cnt: Leased: Flood Zn: No Annual Inc: Annual Exp: Disclosure: Disable Acc: No Yes City Lmts: Lot Dim: Surveyed: No

Rd Front: **Hwy 72** Parcel ID: 13-00952-014 Homestead:

Taxes Amt: \$3,331 Zoning: **Auto Svc Grge** Addl SType:

Lot/Block: E/2 25/ Subdivision WESTON RD ADD REVISED Legal:

- PEA RIDGE Parcel number: 13-00952-014

Surveillance: No

Recent Change: 04/05/2024 : DOWN : \$1,250,000->\$1,225,000

Internal Information -

List Aqt: **The Limbird Team** Agt Cell: 479-802-0883 Agt Phone: 855-755-7653 Lst Agt Email: operations@limbirdteam.com

Ofc Phone: List Ofc: **Limbird Real Estate Group** 855-755-7653 Buy Agt Fee: Variable: Agt Fax: 479-802-0878

Showing Inst: Apmt Only, Call Appt Center

Call to Show: 800-746-9464 Direct Cont: 73441 Jason Curtis (Team ID: TEAM1) 479-644-1042 List Date: LP/HtSF: \$143.27 01/31/2024 Exp Date: 07/23/2024

With Date: Subject To: N/A Agency: **Exclusive Right to Sell** 

Features

Virtual Tour: https://youtu.be/-rDyl-7mQVU

Property Information -

Year Built: 1999 # Units: 1 # Drv-in Drs: Door Ht: 12 Ceiling Ht: 20

Vacant YN: MxFlr Ld: Rent Roll Att: No

Existing Use: auto service garage Finance Avail: Location: **Corner Lot** 

Utilities: Cable, Electric, Septic, Telephone, Water Heat Sys: Central, Other

Public

**Aluminum Siding** A/C/%: Central, Electric Exterior: Roof: **Metal Roofing** Water Htr: **Electric** 

Equipment: **Garage Door Opener** 

Floor Cov: **Concrete** Cable: Y Foundation: Phone Svc: **Concrete Slab** No/None Fuel:

Basement: Location/Trails: **Corner Lot Major Road Access** Transport:

Misc: **Overhead Truck Doors** 

Parking: Lot Outside Storage: Public Remarks: Seize the opportunity to own a prime business location situated on a major highway in Pea Ridge, This

> 8,550 sqft property is tailored for an auto service center, featuring 8 service bays(Two doors are 14' and 6 are 12'), a front reception area and 1,890 sqft of potential office space or storage on the second floor. The listing encompasses only the building and the land, with the business not included in the sale. Don't

let this chance slip away to establish your business in a strategic and high-visibility location!

MLS Remarks: Please send all offers to jason@limbirdteam.com / 479-644-1042

Directions: Hwy 72 East

Information is deemed reliable, but not guaranteed.

Prepared By: Donwills Caparangca (Team ID: Team1) , Limbird Real Estate Group Monday, April 15, 2024 9:57 AM

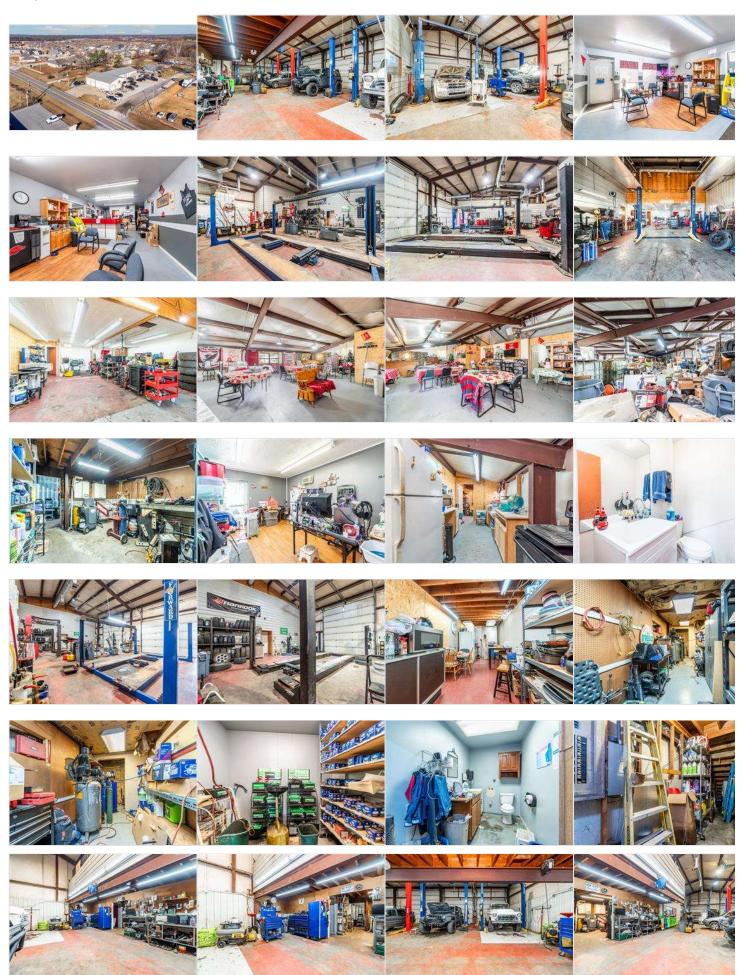
**Photos** 

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