

Listing

[123 Ellis Ln, Pea Ridge, AR 72751](#)

COMMERCIAL



Sub Type: **Auto Svc Grge** List: **\$1,225,000** ↓
 DOM: **75**
 ML#: **1265685** **Active**
 County: **Benton** Lot: **25** Block: **-**
 Age: **25 Yrs/+** Acres: **0.52**
 GBA: **8,550** Rail Svc: **No** Restrms: **4**
 Office SF: **1465** Whse SF: **-** Manuf SF: **-**
 Retail SF: **1465** SF Source: **Seller**
 Covenant: **Yes** Traffic Cnt: **-** Leased: **-**
 Flood Zn: **No** Annual Inc: **-** Annual Exp: **-**
 Disable Acc: **No** Disclosure: **Yes** City Lmts: **-**
 Lot Dim: **-** Surveyed: **No**
 Rd Front: **Hwy 72**
 Parcel ID: **13-00952-014** Homestead: **-**
 Taxes Amt: **\$3,331** Zoning: **-**
 Addl SType: **Auto Svc Grge**
 Legal: **Lot/Block: E/2 25/ Subdivision WESTON RD ADD REVISED - PEA RIDGE Parcel number: 13-00952-014**
 Surveillance: **No**

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

Internal Information

List Agt: **The Limbird Team** Agt Cell: **479-802-0883** Agt Phone: **855-755-7653**
 Lst Agt Email: **operations@limbirdteam.com** Ofc Phone: **855-755-7653**
 List Ofc: **Limbird Real Estate Group** Agt Fax: **479-802-0878**
 Buy Agt Fee: **3%** Variable: **No**
 Showing Inst: **Apmt Only, Call Appt Center** Direct Cont: **73441 Jason Curtis (Team ID: TEAM1) 479-644-1042**
 Call to Show: **800-746-9464** List Date: **01/31/2024** Exp Date: **07/23/2024**
 LP/HtSF: **\$143.27** With Date: **-** Agency: **Exclusive Right to Sell**
 Subject To: **N/A**
 Virtual Tour: **https://youtu.be/-rDyl-7mQVU**

Property Information

Year Built: **1999** # Units: **1**
 # Drv-in Drs: **8** Door Ht: **12** Ceiling Ht: **20**
 MxFlr Ld: **-** Vacant YN: **No** Rent Roll Att: **-**
 Existing Use: **auto service garage** Finance Avail: **-**
 Location: **Corner Lot**

Features

Utilities: **Cable, Electric, Septic, Telephone, Water** Heat Sys: **Central, Other**
 Exterior: **Aluminum Siding** A/C/%: **Central, Electric**
 Roof: **Metal Roofing** Water Htr: **Electric**
 Equipment: **Garage Door Opener** Cable: **Y**
 Floor Cov: **Concrete** Phone Svc: **-**
 Foundation: **Concrete Slab** Fuel: **-**
 Basement: **No/None** Transport: **Major Road Access**
 Location/Trails: **Corner Lot** Outside Storage: **-**
 Misc: **Overhead Truck Doors**
 Parking: **Lot**
 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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