

Own or lease a Medical / Professional Office Building – Springdale, AR

Owner Financing Available | Now Offered at \$799,000

Take a closer look at this **3,500 SF free-standing office building** ideally located just off a **high-traffic main road in Springdale**. Positioned within an established **medical corridor**, this property offers a rare opportunity for an owner-user or investor.

Property Highlights:

- **3,500 SF free-standing building**
- Situated on **.67 acre**
- **Ample on-site parking**
- Built in **2002**
- **New roof and gutters**
- **High-visibility location with easy access**
- Surrounded by **primary care, podiatry, optometry, hearing care, and senior living providers**
- **Long-established medical use (25 years)**

Why This Property Stands Out:

- Ideal for **medical, physical therapy, med spa, counseling, or professional office use**
- Opportunity to **own for comparable monthly cost to leasing**
- Strong location for **referral-based practices**
- Flexible layout suitable for a variety of users

Flexible Options:

- **For Sale:** \$799,000
- **For Lease:** Competitive below-market rates
- **Owner Financing Available** for qualified buyers

If your business is growing or your lease is coming up for renewal, this may be a strategic opportunity to **control your space and build equity**.

For additional details:

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