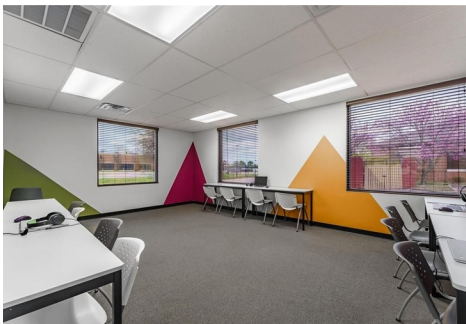


# 1479 EXECUTIVE PLACE SPRINGDALE

Prime office building now available in the heart of Springdale. It's estimated value of \$1,492,000 is based on Springdale County Assessor. Appraised for \$1,056,000 in 2022, an appraisal that is available upon request. The building has 3 units which are all tenant occupied. Suite A has 8 offices/conference room, a waiting room, a data room, a break room, and a common area. It shares a restroom with Suite B, which has a welcome area, 6 offices/conference rooms, and a break room. Suite C has 4 offices/conference rooms, a storage room, and its own restroom. Located just off Sunset Avenue next to the post office, midway between I-49 and Hwy 71B.

\*Subject to 1031 Exchange



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