



Porky's Convenience & Restaurant

21545 AR-109, Scranton, AR 72863



Mandie Hodges

ADANI Management

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Porky's Convenience & Restaurant

\$1,250,000

Owner absentee, fully remodeled. Investment or Owner occupy. Includes Business & Real estate. Can operate while pending new tenancy.

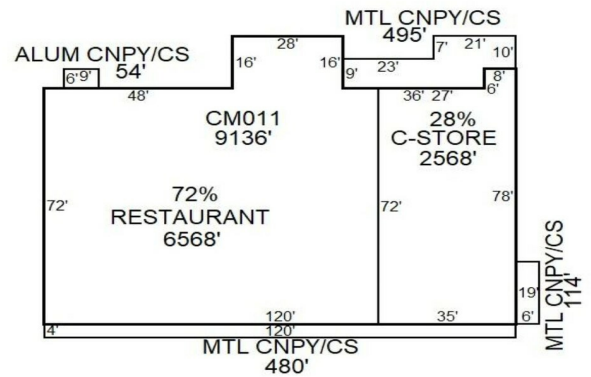
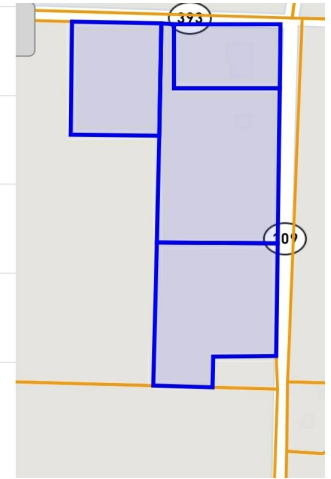
Includes 4 connecting parcels....

- 100-03605-001
Y & R PROPERTIES LLC

- 100-03605-002
Y & R PROPERTIES LLC

- 700-00049-001
Y & R PROPERTIES LLC

- 700-00049-002
Y & R PROPERTIES LLC

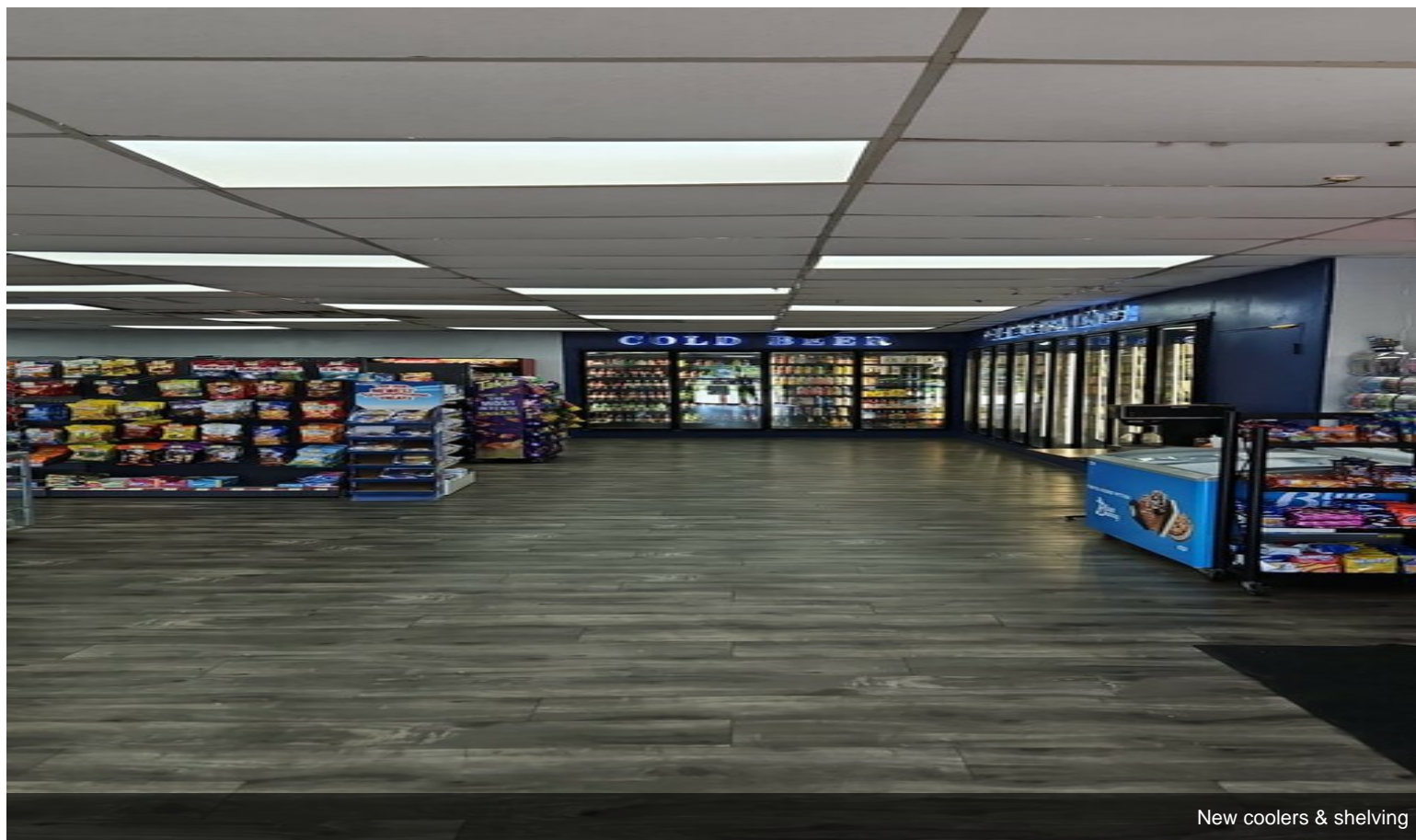


Price:	\$1,250,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	14.34 AC
Gross Building Area:	10,000 SF
No. Stories:	1
Year Built:	1989
Parking Ratio:	5.4/1,000 SF
APN / Parcel ID:	700-00049-001
Walk Score @:	2 (Car-Dependent)



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Property Photos

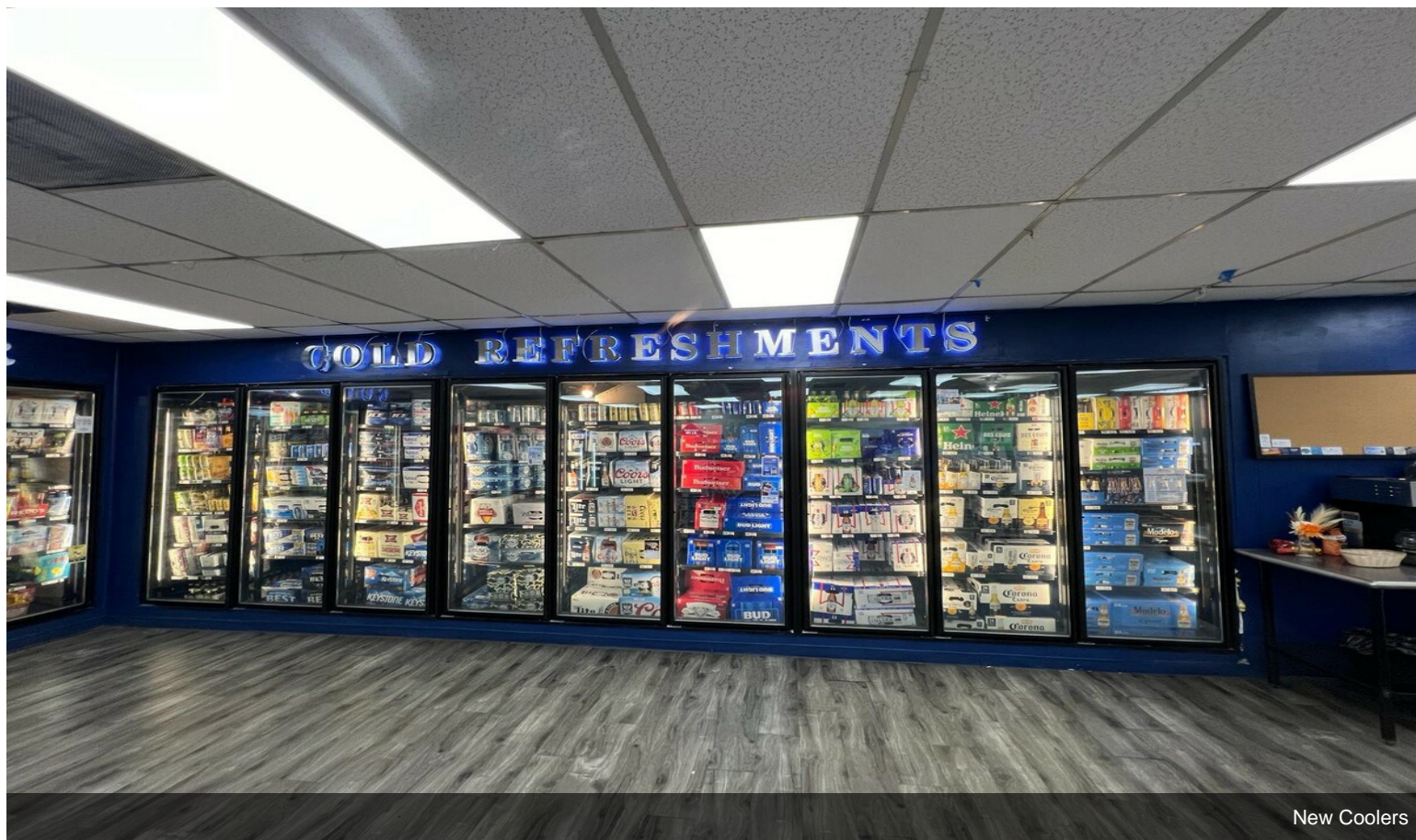


New coolers & shelving

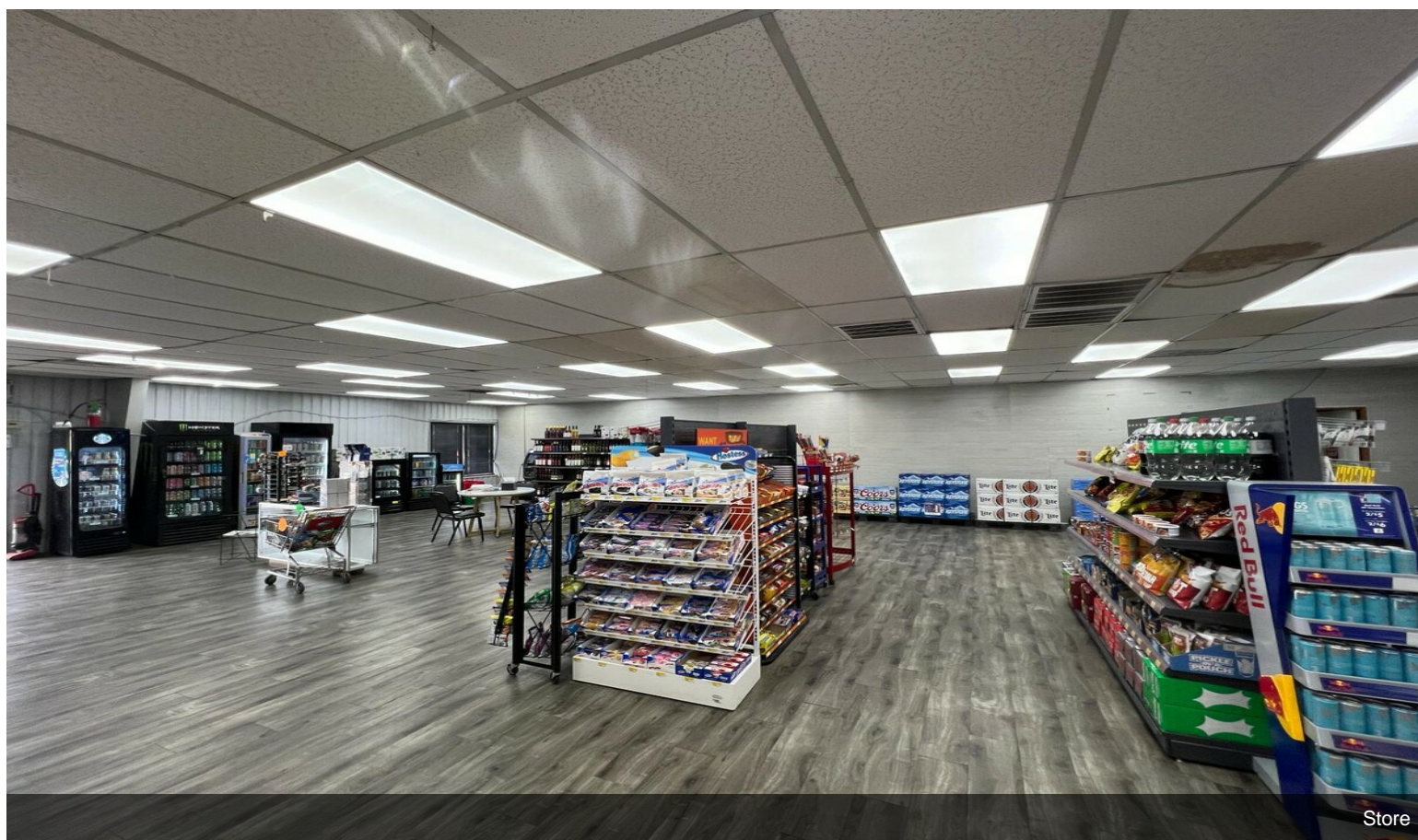


New Cooler

Property Photos

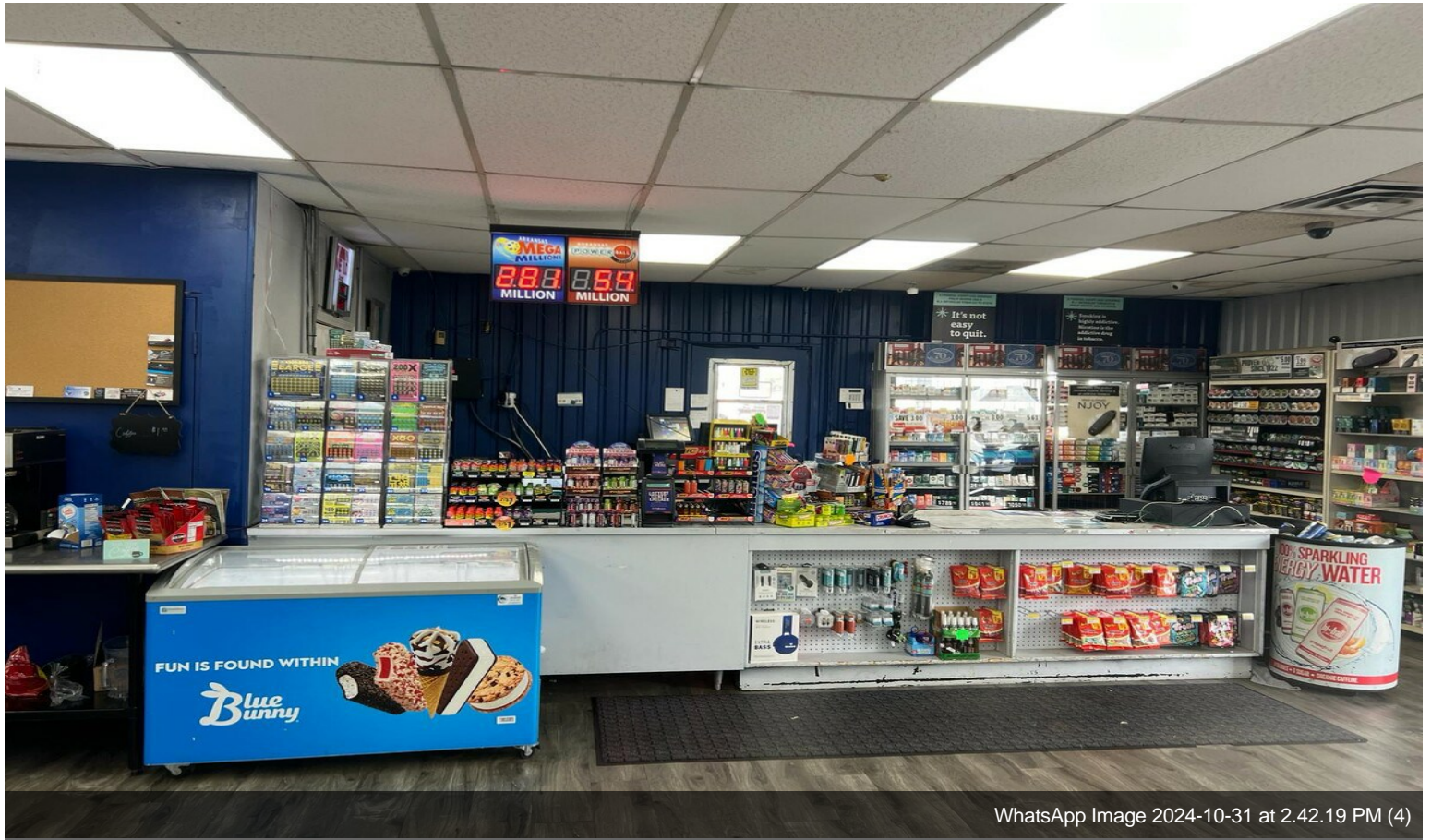


New Coolers



Store

Property Photos

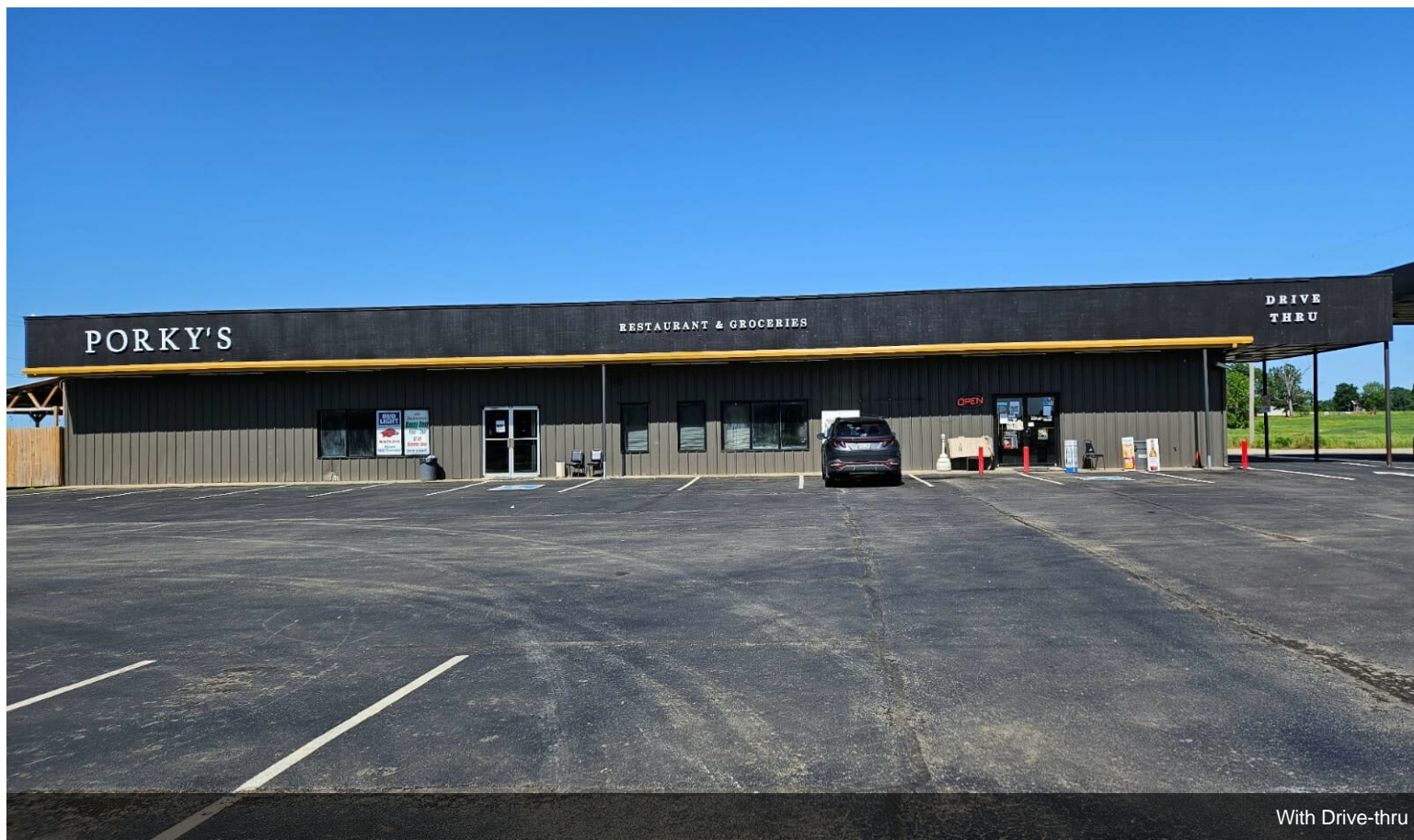


WhatsApp Image 2024-10-31 at 2.42.19 PM (4)

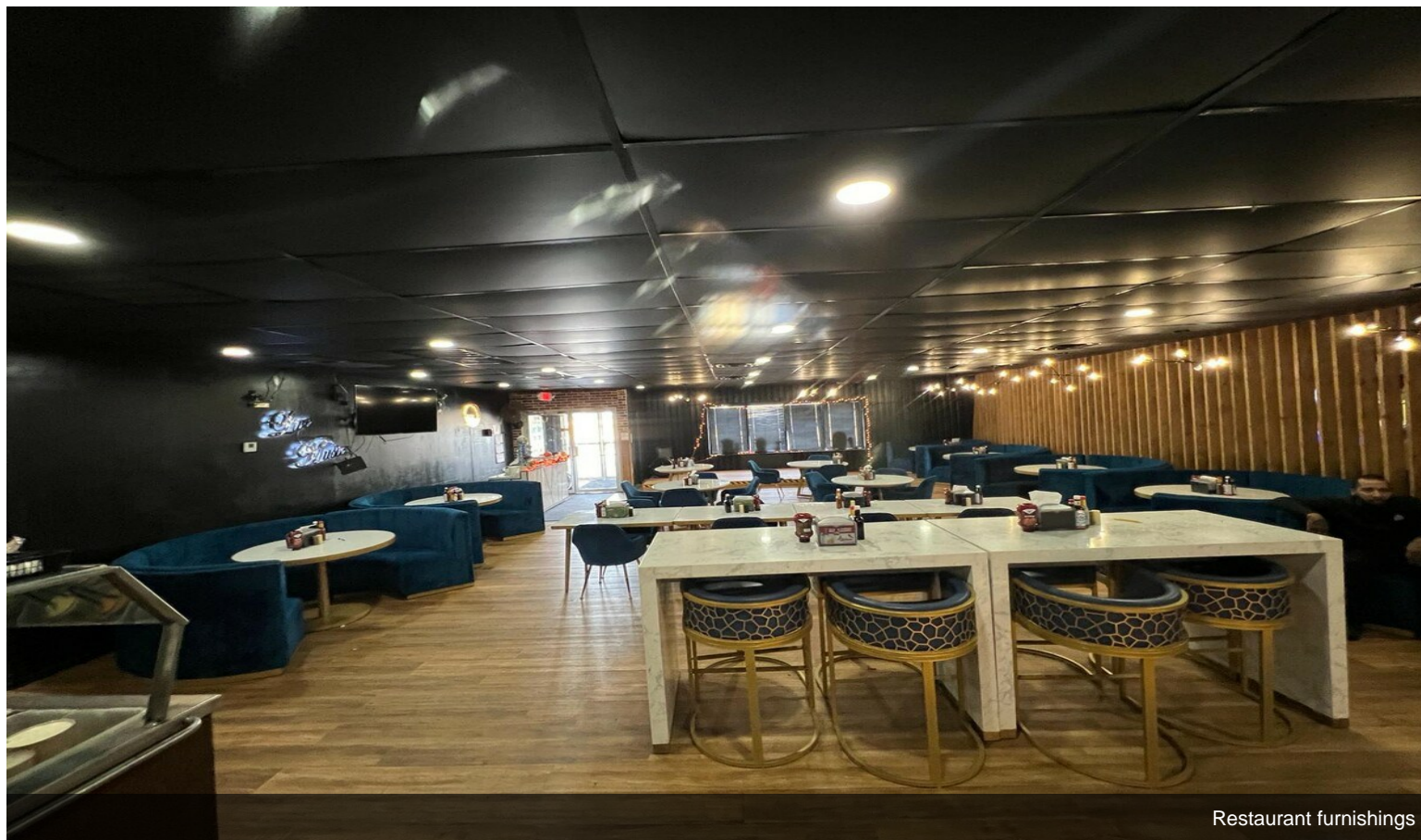


WhatsApp Image 2024-10-31 at 2.42.19 PM (5)

Property Photos



With Drive-thru



Restaurant furnishings

Property Photos

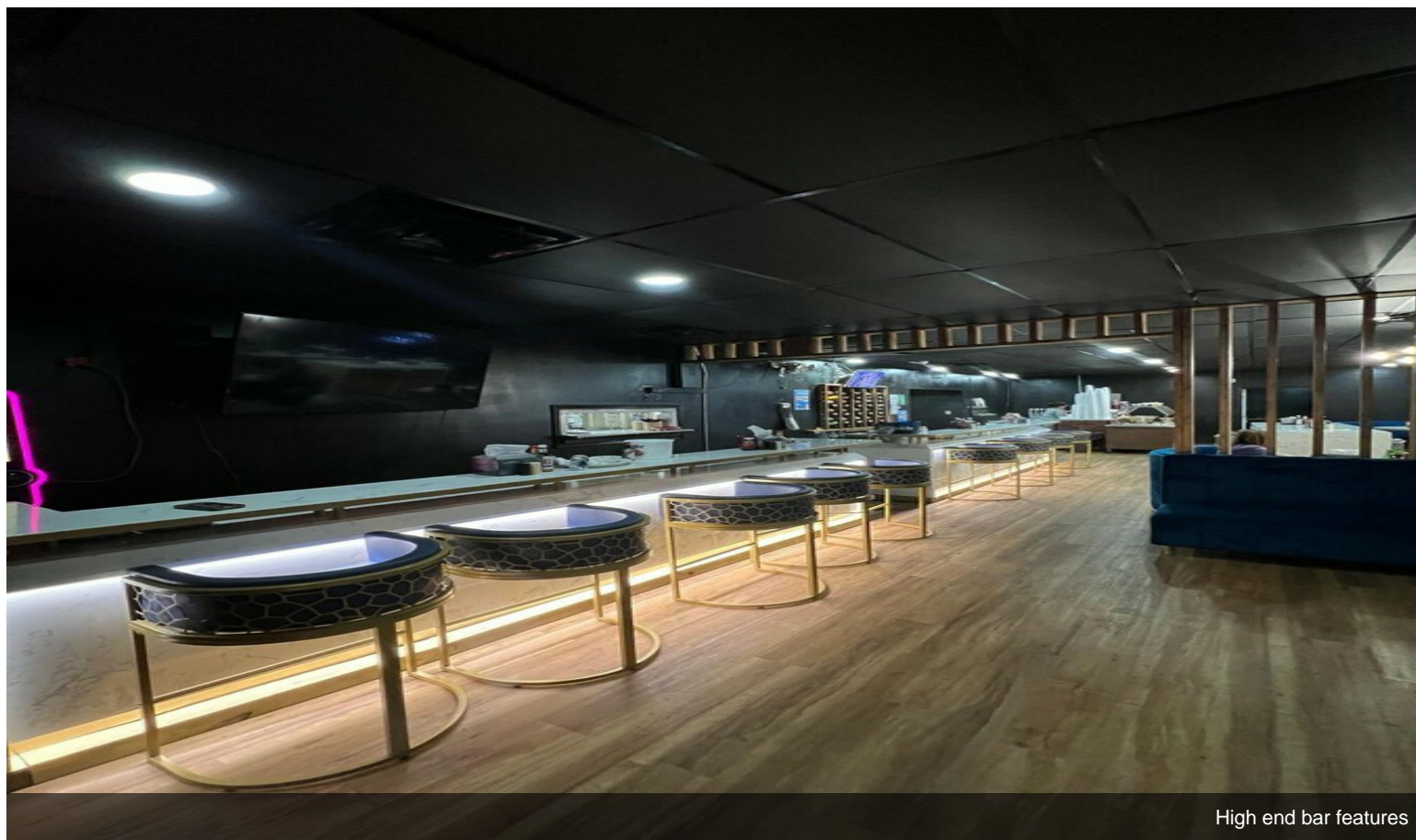


Excellent local reputation

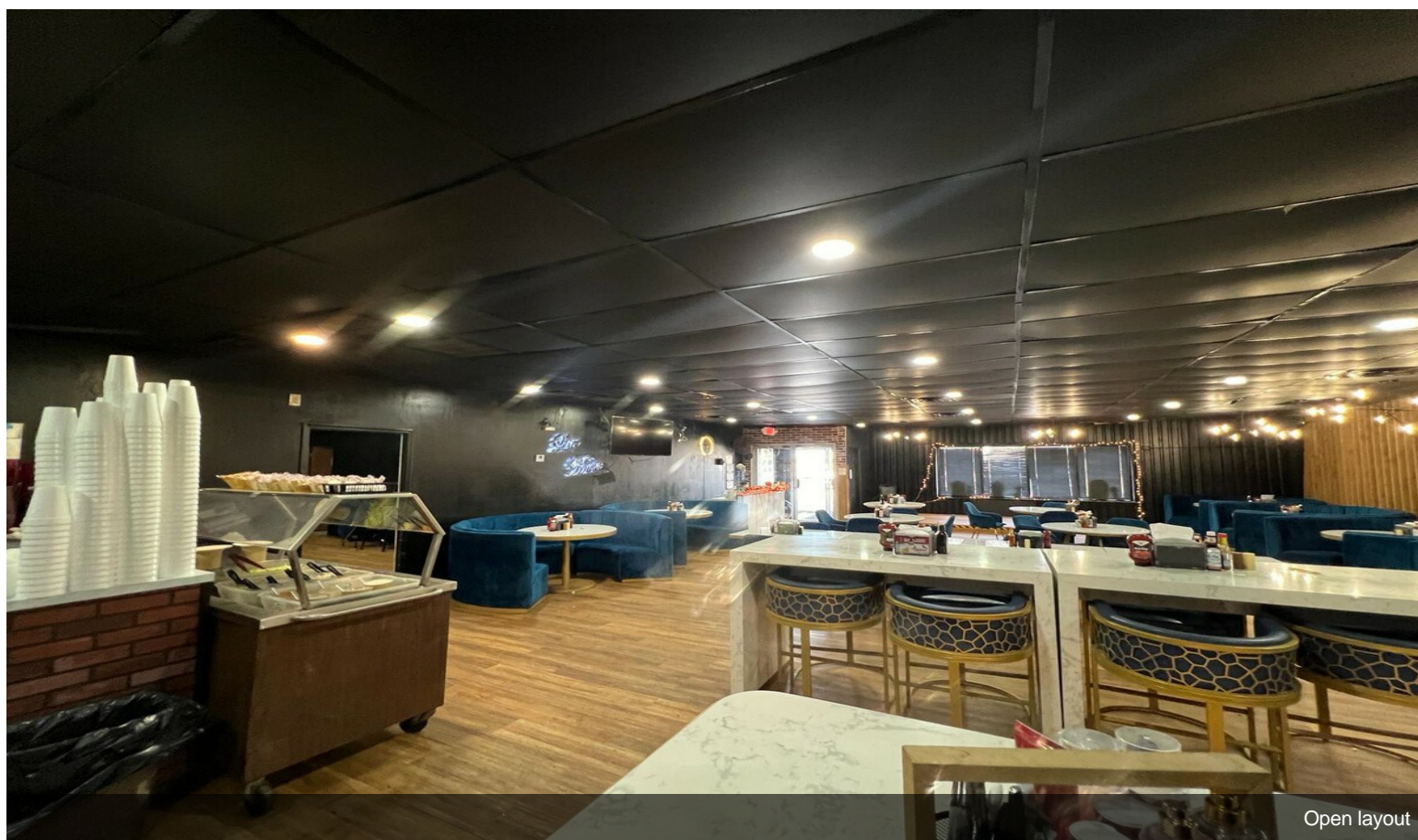


Favorite among locals

Property Photos



High end bar features



Open layout

Property Photos

