

FOR SALE

FLEX PROPERTY | 26.49 ACRES

2819 MOUNTAIN PINE RD | HOT SPRINGS, AR



5100 W. JB Hunt Drive, Suite 800, Rogers, AR 72758 | 479 845 3000 | Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

PROPERTY OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively offer for sale 2819 Mountain Pine Rd, a 3,636± SF flex property situated on 26.49± acres.

Currently built out for use as a commercial plumbing operation, the property offers a functional combination of office, warehouse, and outdoor storage space. The main building features three private offices, interior storage/garage space, a kitchenette, and flexible operational areas suited for a variety of commercial or service-oriented users.

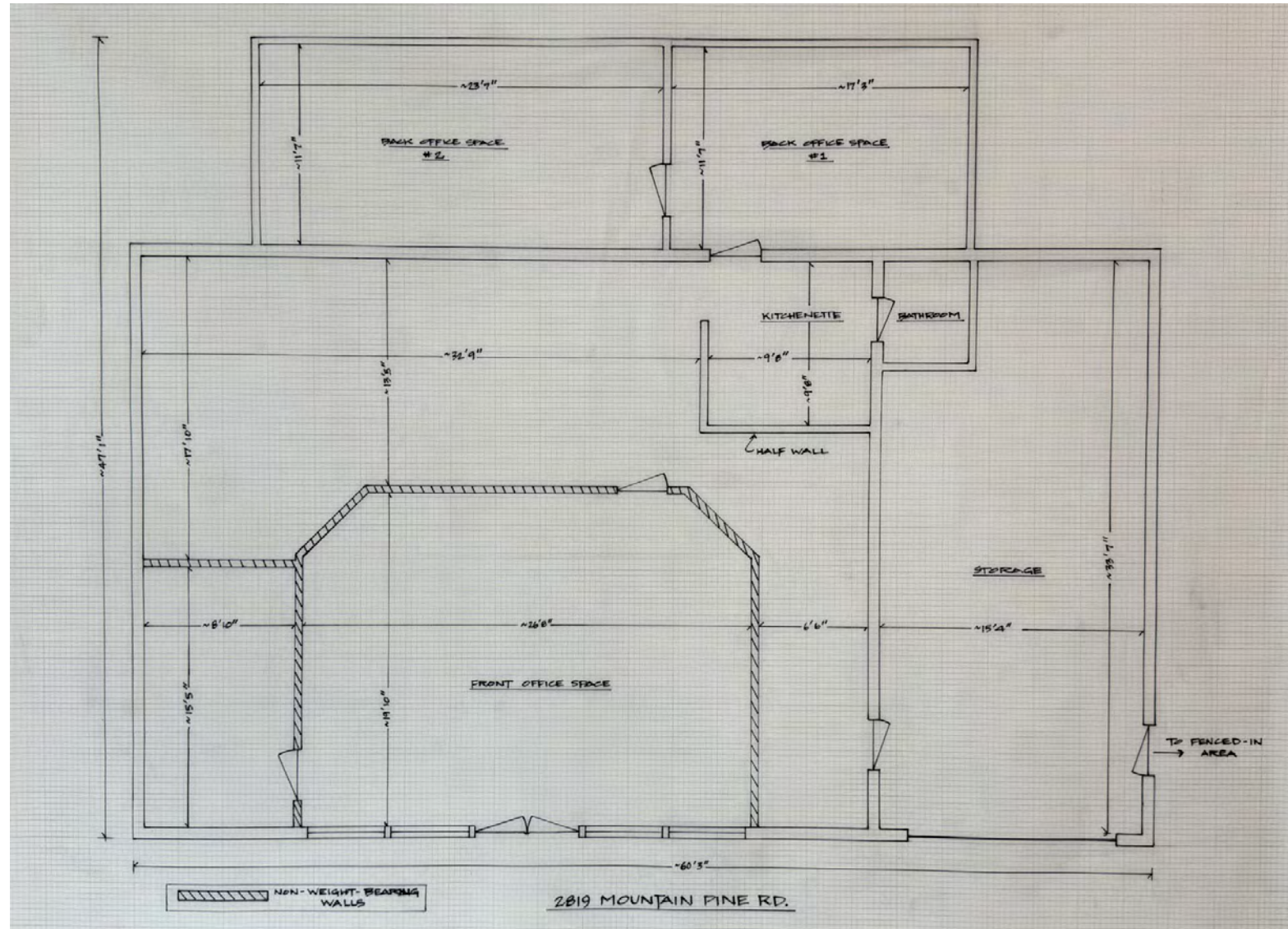
Additional improvements include an adjacent 960± SF warehouse building with a dock-high door, along with fenced exterior storage and covered parking/storage space located behind the main building. The existing improvements provide immediate utility for an owner-user while allowing flexibility for future expansion or alternative uses.

With 26.49± acres of land, the property provides substantial room for additional development, equipment storage, fleet operations, or expansion. 2819 Mountain Pine Rd represents a unique opportunity to acquire an improved flex property with significant acreage at an attractive basis.

ADDRESS	2819 Mountain Pine Rd, Hot Springs, AR
OFFERING PRICE	\$425,000
BUILDING SIZE	3,636 ± SF
ACREAGE	26.49 ± AC
FEATURES	• 3 offices • Interior storage space/garage • Kitchenette • Adjacent 960 SF warehouse building with dock high door • Fenced-in exterior storage space • Covered parking/storage space in the back of building • Located approximately 7 miles from Lake Ouachita State Park



PROPERTY FLOORPLAN







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FOR MORE INFORMATION, PLEASE CONTACT:

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