



FOR SALE

3020-3044

DONNELL RIDGE ROAD, CONWAY, AR

Four Duplex Townhomes

Offering Memorandum

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Pricing:

\$1,495,000

THE PROPERTY

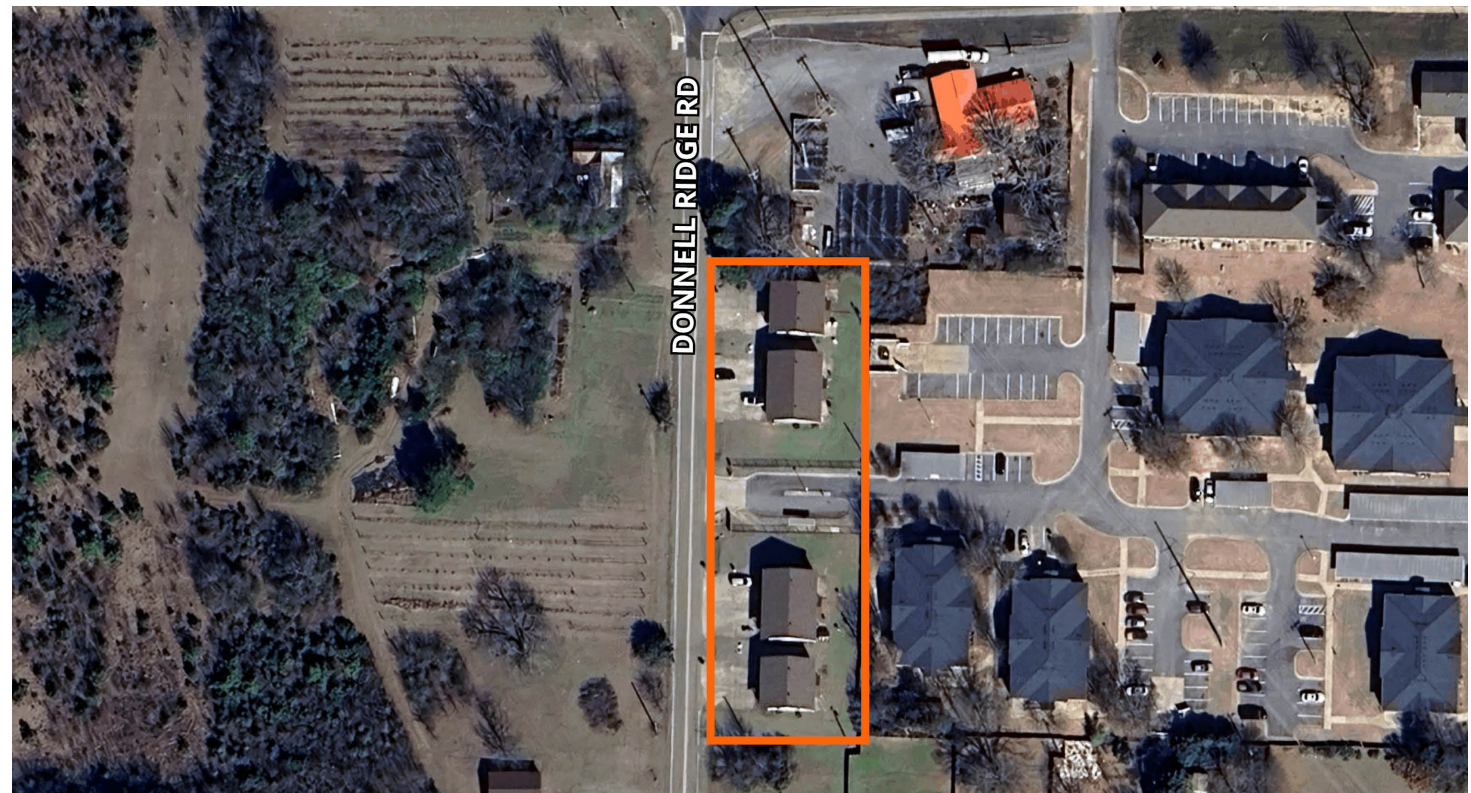
Constructed in 1995, the four duplex townhomes are located off Dave Ward Drive on Donnell Ridge Road in Conway. Currently **fully occupied** property offers multiple options for tenancy. The property benefits from significant capital expenditure investment in 2024, including: **roof replacement, new system and appliance upgrades, HVAC, and water heaters.**

The property location is less than two miles from University of Central Arkansas. There are multiple retail and restaurant options all within a short distance. The property also benefits from close and convenient access to I-40.

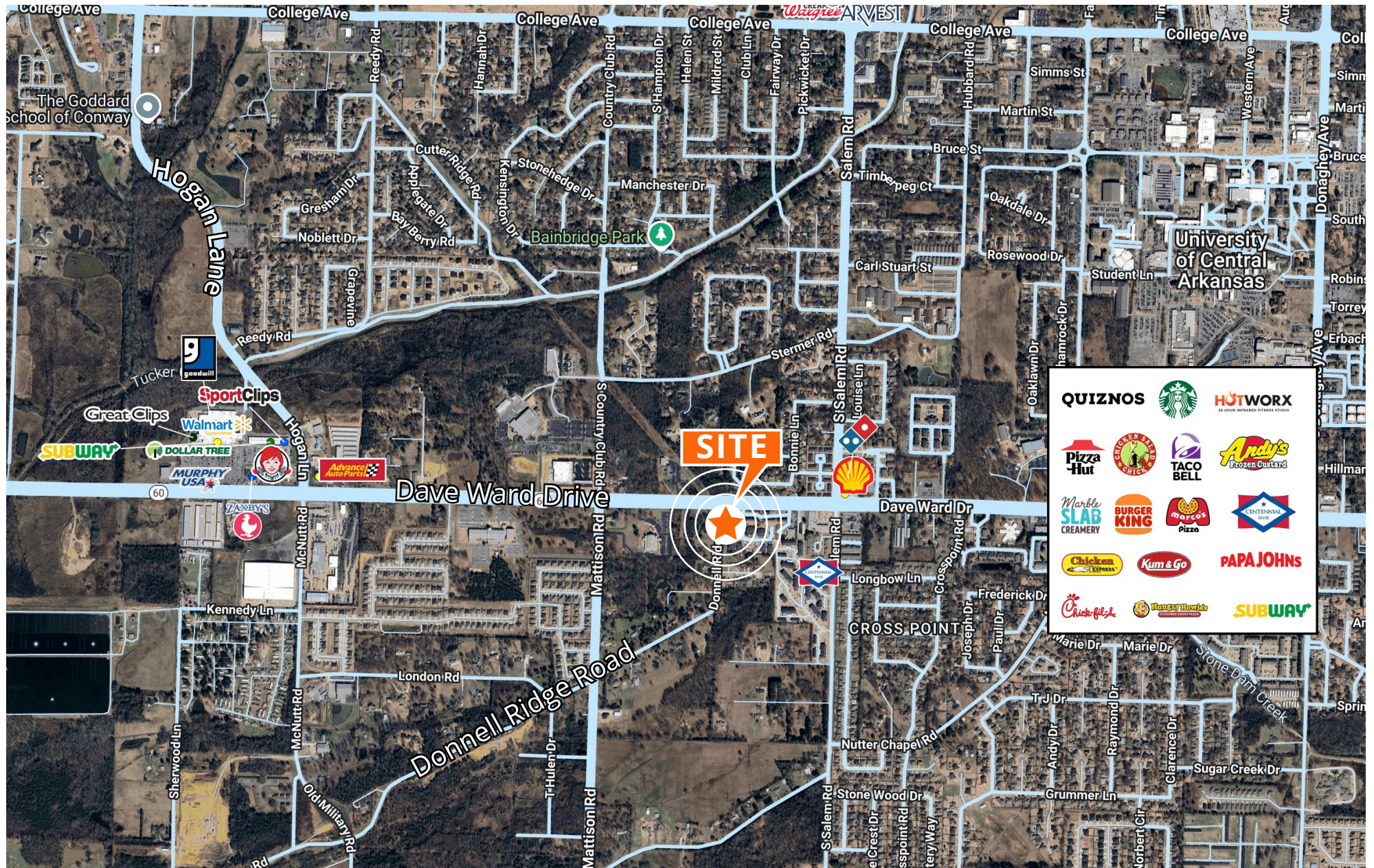


Building Specifications

Total Building Size	+/- 10,288 SF
Parking	On-site parking available
Lot Size	0.706 acres
Occupancy	100%
Zoning	1C
Year Built	1995



Neighborhood Map





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