

**FOR SALE**

# ENTERTAINMENT/MIXED-USE VENUE

## 200 N 11TH ST | FORT SMITH, AR



**FOR MORE INFORMATION, PLEASE CONTACT:**

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# PROPERTY OVERVIEW

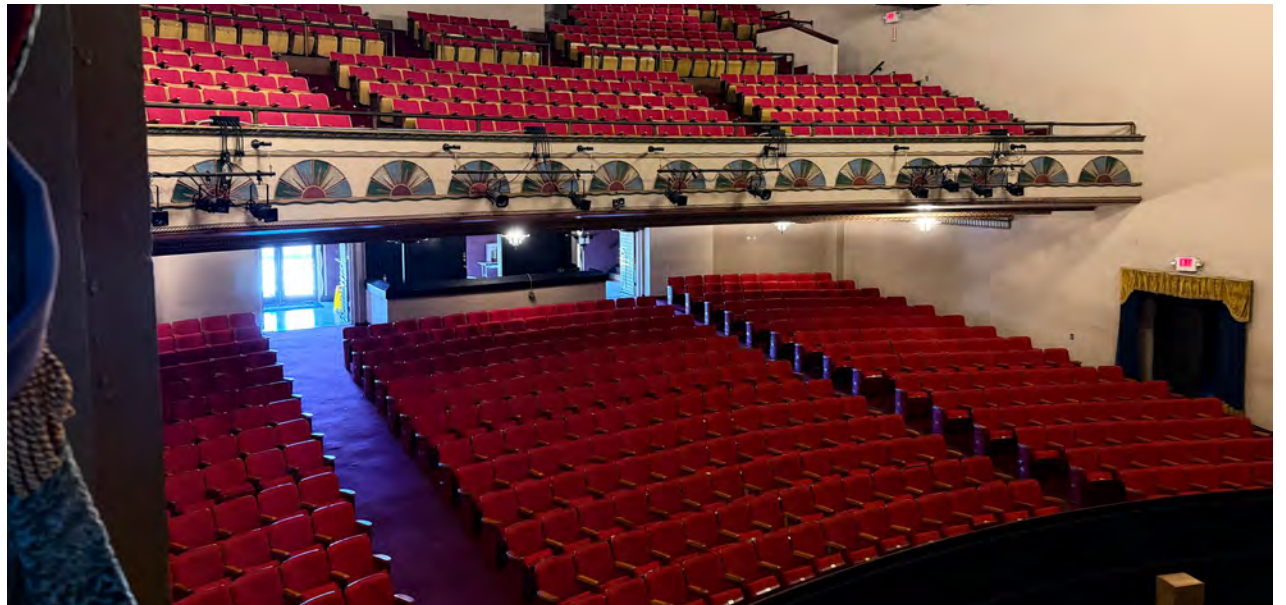
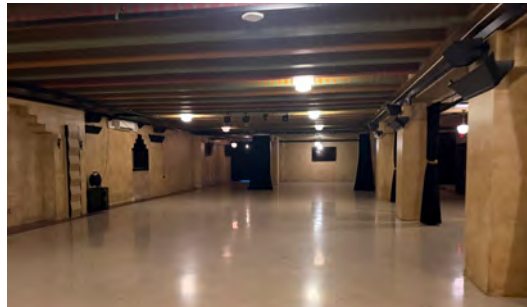
200 N 11th Street is a 35,505-square-foot historic entertainment and mixed-use venue located in downtown Fort Smith. Originally constructed in 1929 as the Masonic Temple and renovated in 2017, the property was added to the National Register of Historic Places in 1992 and most recently operated as Temple Live.

The building features a 1,200-seat theater, three banquet halls, multiple meeting rooms, and a full basement equipped with a commercial kitchen and lounge area. The primary structure sits on a 1.34-acre lot with 50 on-site parking spaces. The offering also includes an adjacent 0.65-acre parcel providing an additional 75 parking spaces, for a total of 125 dedicated spaces.

<b>ADDRESS</b>	200 N 11th St, Fort Smith, AR
<b>SALE PRICE</b>	\$2,800,000
<b>BUILDING SIZE</b>	35,505 ± SF
<b>LAND AREA</b>	1.99 ± AC (1.34 AC main lot + 0.65 AC adjacent lot)
<b>YEAR BUILT/RENOVATED</b>	1929 / 2017
<b>PARKING</b>	125 total dedicated spaces (50 on-site, 75 adjacent)
<b>VENUE CAPACITY</b>	1,200 seat theater
<b>NOTES</b>	<ul style="list-style-type: none"><li>• Property features a theater, three banquet halls, meeting rooms, and basement lounge with commercial kitchen</li><li>• Previously used as a temple live entertainment venue/Masonic temple</li><li>• Registered on the National Register of Historic Placs (1992)</li></ul>







# PROPERTY AERIAL



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