



**PRICE IMPROVEMENT!**

# FOR SALE

**FORMER DOLLAR GENERAL  
RETAIL/INDUSTRIAL BUILDING**

**📍 204 SOUTH 6TH STREET | GURDON, AR 71743**

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

**SHELLY YORK**

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204 SOUTH 6TH STREET  
GURDON, AR 71743

FOR SALE/LEASE

# PROPERTY INFORMATION

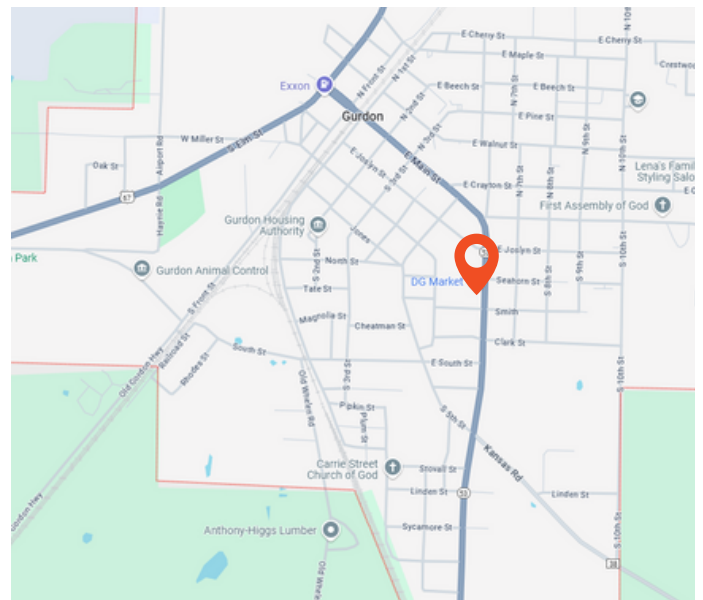
Strategically located at 204 S. 6th Street in Gurdon, AR, this versatile 8,816 SF building offers prime visibility and excellent potential for a wide range of businesses. The property is positioned near key community anchors including Georgia-Pacific, Union Pacific Railroad, DG Market, Gurdon Pharmacy, and Hudspeth Diesel, ensuring consistent traffic and strong local presence.

Featuring a spacious layout and ample parking, the building is well-suited for uses such as a grocery store, retail space, self-storage, fitness center, or community facility. Its adaptable interior and prominent frontage on S. 6th Street provide the flexibility to meet the needs of both local residents and surrounding markets.

Now available with a price improvement and flexible terms, the property is offered for sale or lease.

Don't miss the opportunity to bring new life to this prime Gurdon location!

- > **SALE PRICE** **\$139,000**
- > **LEASE RATE** **\$2/SF/YR**  
NNN  
*\*Tenant Improvement Negotiable*
- > **BUILDING SIZE** **8,816 SF ±**



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