



est. 2010

PROPERTY OVERVIEW

This office building features attractive brick construction and is conveniently located next to the Paragould Community Center, Water Park, and Parks and Recreation facility. Situated in a quiet professional office and medical development, the property benefits from high visibility at the intersection of HWY 49 and the new HWY 412 bypass. With traffic counts of approximately 25,000 vehicles per day on HWY 49 and 4,100 on HWY 412, this location offers excellent exposure. Located in south Paragould, the area is experiencing significant growth, with the market and real estate poised for continued meaningful development.

HIGHLIGHTS

- Single Tenant Property
- Newer construction all brick facility
- Significant exposure to 29,000+ CPD
- Surrounded by rapid residential & commercial growth
- High quality tenant

PRICE	\$850,000
NOI	\$66,496
CAP RATE	7.82%
BUILDING SIZE	6,500 SF
RENT COMMENCE	SEPTEMBER 1, 2017
RENT EXPIRATION	AUGUST 31, 2027
INCOME	\$80,496
EXPENSE	\$14,000





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*All labels and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.

FOR SALE: 4-PROPERTY INVESTMENT PORTFOLIO

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