

For Sale

# WAREHOUSE/ FORMER NIGHT CLUB

6107 S 31st St  
Fort Smith, Arkansas

Bldg Size:  
**20,400 SF**

Lot Size:  
**5.02 AC**

Sale Price:  
**\$1.699M**



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**TYLER TEAGUE**



479.478.6161 | [tyler@ghancooper.com](mailto:tyler@ghancooper.com)

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# Property Highlights

- » *Setup and ready to run as night club*
- » *Could easily be redeveloped into warehouse*
- » *New roof*
- » *Good HVAC*
- » *24' ceiling height*
- » *Large parking lot*
- » *Equipment and liquor license sold separately*

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## PROPERTY LOCATION

WAREHOUSE/FORMER NIGHT CLUB | 6107 S 31st St, Fort Smith, Arkansas



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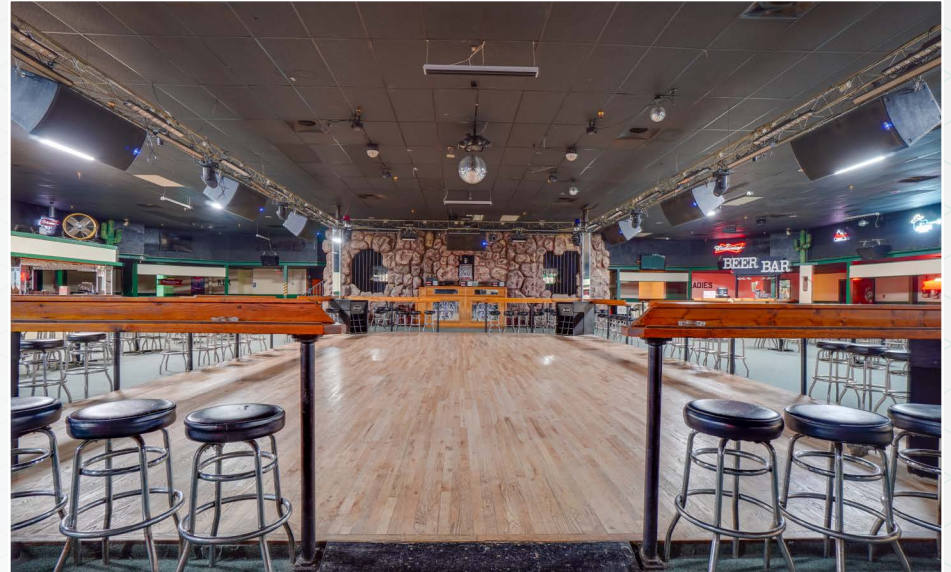
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## ADDITIONAL PHOTOS

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