

Flex Building

58,924 SF

\$66.19 per Sf

LIST PRICE:
\$3,900,000

DIRECTIONS:

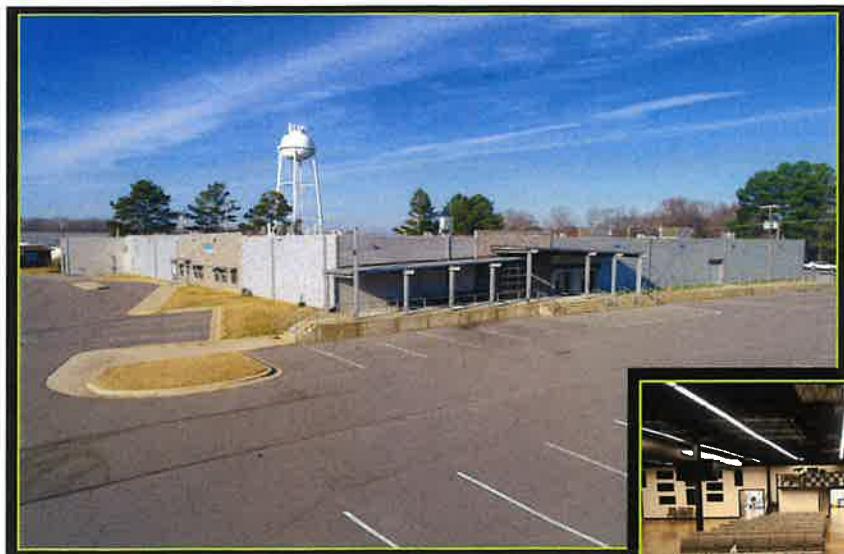
I-57N (67/167) to
Exit 19 in Cabot,
stay right onto Hwy
89/W Main. Proceed
east to S 2nd/Hwy
367, turn right, prop-
erty ahead on right
just past Richie
Road.

Ted Arnett
Principal Broker **CCIM**
ted.arnett@yahoo.com

www.ARNETTREALTY.COM

FOR SALE

1122 S. 2ND STREET - CABOT, AR 72023



CENTRAL LOCATION

Church - School - Event Center

- ◆ Modernized lobby that includes coffee shop, commercial kitchen & nursery.
- ◆ Sanctuary seats up to 500', parking lot w/ 235 parking spaces.
- ◆ Multiple classrooms, offices, & renovated restrooms.
- ◆ Much conveys: all church equipment, furniture & tech.
- ◆ Great visibility/access with +/-430' frontage on S. 2nd; +/-390' on Richie Rd.



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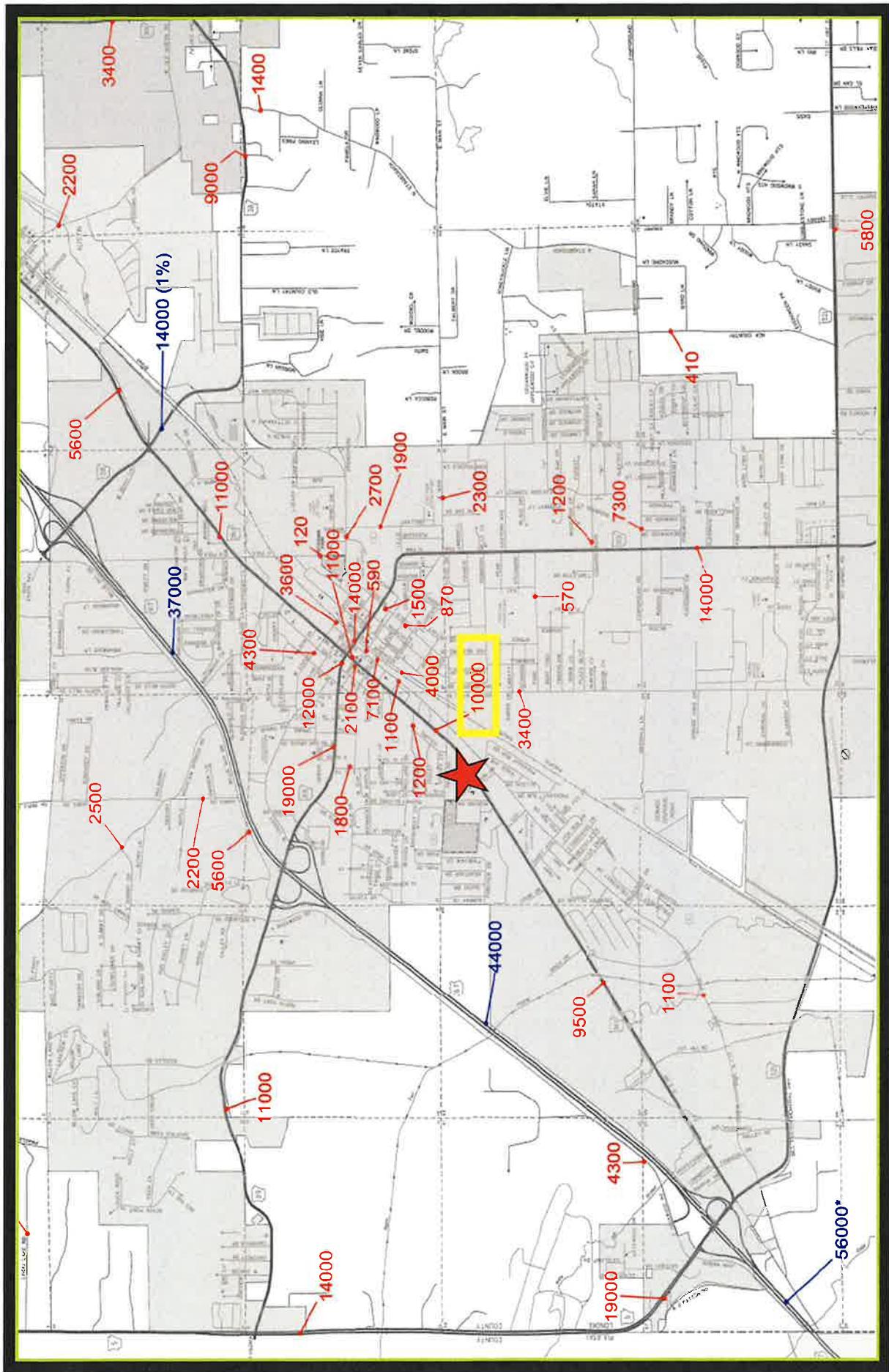
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2022 DAILY ESTIMATED TRAFFIC MAP



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