

Approximately 3,720 Total Square Feet
206 W. Walnut Street, Historic Downtown Rogers

FEATURES:

- * Building was totally refurbished in 1995 & 1996
- * Alarm system is zoned for 3 areas
- * Heat and A/C is zoned for 3 areas; each have individual units
- * Large walk in vault

UPDATES:

- 2017 & 2019 Replaces downstairs and upstairs A/C & Heat Unit
- 2020 Replaced showroom A/C & Heat Unit
- 2017 New TPO roof, with 1.5 inch insulation board
- 2018 New gas and water lines ran to alley main lines
- 2019 Installed a pop-up and back flow valve

VISIBILITY:

- * Highly visible on W. Walnut Street
- * Adjacent to stop light on 2nd Street

PARKING:

- * Front of store parking
- * City parking lot ~ 3 doors down

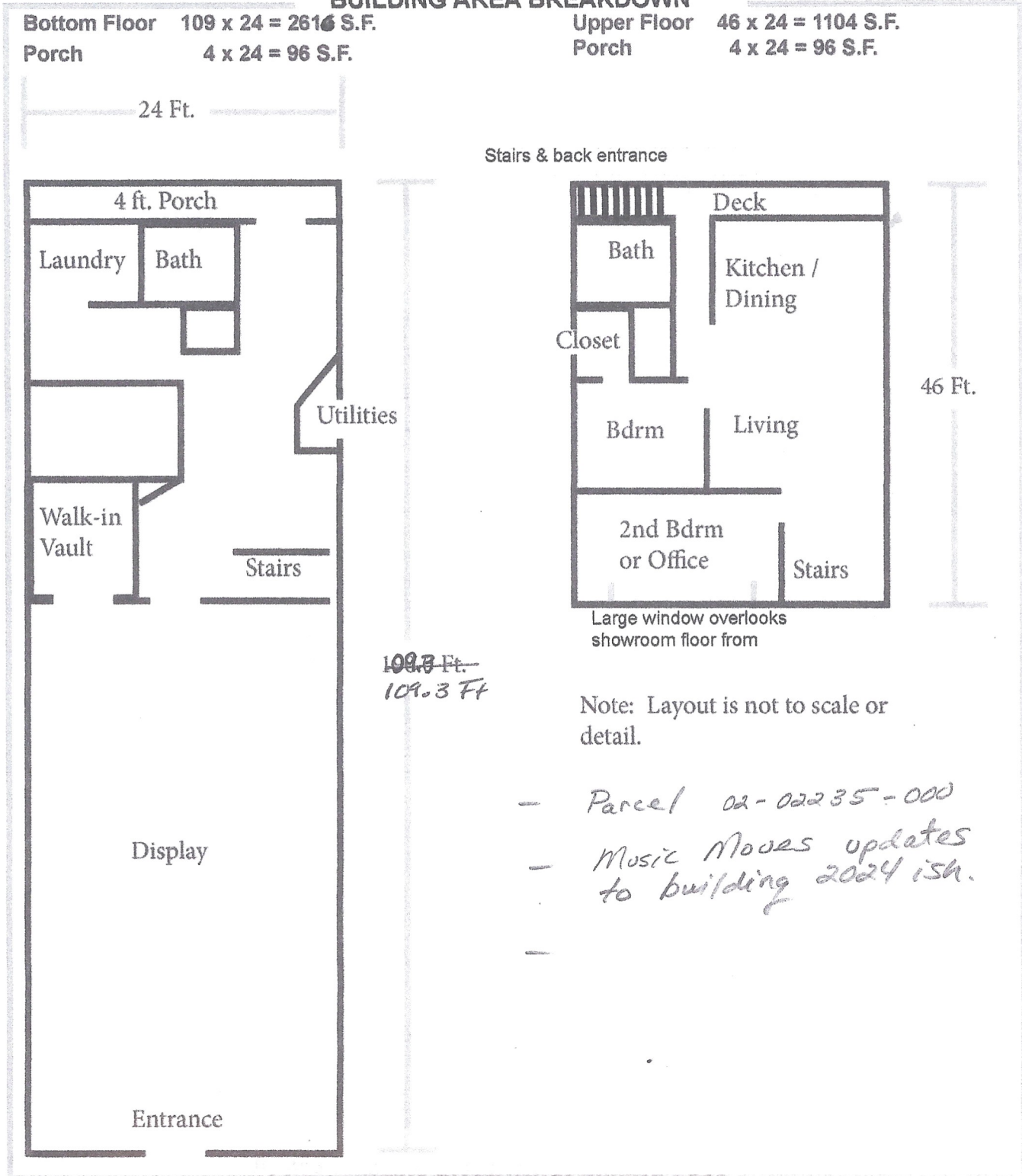
BACK ENTRANCE:

- * Apartment has separate, back upstairs entrance with balcony.
- * Downstairs has separate back entrance.

BUILDING AREA BREAKDOWN

Bottom Floor 109 x 24 = 2616 S.F.
Porch 4 x 24 = 96 S.F.

Upper Floor 46 x 24 = 1104 S.F.
Porch 4 x 24 = 96 S.F.



Note: Layout is not to scale or detail.

- Parcel 02-02235-000
- Music Moves updates to building 2024 ish.

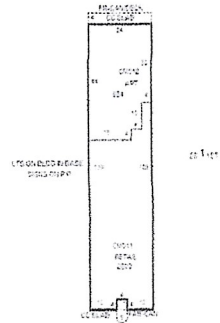
GOLDENS DESIGNER JEWELRY LTD

206 W WALNUT ST
ROGERS, AR

Basic Land Sales Valuation Improvements Parcel Boundary

Commercial Improvements

Commercial Improvement #1



Building Section #: 1
 Business Name: THE MUSIC DEPOT
 Location: 206 W WALNUT
 Total SF: 3,584
 Stories: 2
 Year Built:
 Effective Age: 27

Occupancy:	Code	Description	Class	Percent
	353	RETAIL STORE	C-2	72.54%
	300	APARTMENT	C-2	27.46%

Additive Items:	Description	Qty.
	CANOPIES AWNING, FABRIC	34
	CANOPIES FR-CAN/DECK	120
	PAVING CC SLAB (ALL)	112