

Prime Commercial Investment Opportunity!



\$ 700,000



1467 Highway 62/412, Cherokee Village, AR 72529

- » Commercial | 6,500 ft² | Lot: 63,597 ft² (1.46 acres)
- » 2 Guaranteed Income Streams
- » Highly Visible Intersection
- » 6500 Sq Ft
- » 49 Dedicated Parking Spaces
- » More Info: CherokeeVillageCommercialBuilding.com



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Prime Commercial Investment Opportunity with Guaranteed Income Streams! Strategically situated at a high-visibility, traffic-light-controlled major intersection, this premier 6,500-square-foot commercial building offers unparalleled exposure. Perfectly positioned next to high-traffic anchors like Casey's Gas Station and major local banks, the property features a robust structure originally built in 1996, seamlessly expanded with a 2,500-square-foot addition in 2003. Investors will appreciate the immediate, reliable cash flow provided by two secure tenants: a stable 2-year government lease occupies one side of the building, while a highly desirable, rolling 5-year lease secures the other. Fully equipped with reliable city water and city sewer infrastructure, the property also boasts an expansive paved lot with 49 dedicated parking spots to easily accommodate staff and a high volume of clientele. Don't miss out on this turnkey, low-risk addition

