

**Associated Brokers Company**

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 Fayetteville, AR72702

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John Campbell

01/09/09

ML# 551042

 List \$159,000

Current

Food Service

2605 MAIN ST W CLARKSVILLE

AR 72830

Commercial / Business Opp



SubTy: **FOOD OFC RETAIL**

Annual Inc:	Lease Price:	
Annual Exp:	Lease Sqft:	
Lease: <b>N</b>	Disabled Acc:	<b>Y</b>
Primary Use: <b>Restaurant</b>	AC%:	<b>100</b>
Cable:	Phone Svc:	<b>Y</b>
Traffic Count:	Restrooms:	<b>3</b>
Rail Service:	WrHse SF:	<b>NA</b>
Retail SF:	Office SF:	<b>150</b>
Ap Bldg SF: <b>2862</b>	Manuf SF:	

Subdvn: Total Av SF: **2862**  
 County: **Johnson** Yr Blt: **1988** Age:  
 Virtual Tour:



Legal: **Part of SW/4 of NW/4 Section 02 Township 09 Range 24**

Block: **NA** Lot: **24**  
 Lot Dim: **29,185 SF** Acres: **0.670**  
 Rd Front: Flood Zn:  
 Exclusions:

Disclosure: **N**  
 Zone: **COM**  
 Surveyed:  
 School Dist:

**Commercial Bldg**  
 Comm Bldg:  
 #Units: **1**  
 #Flrs: **1**  
 #Pkg Sp: **100**  
 #Docks: **1**  
 #Drv-in Drs: **1**  
 Door Ht:  
 Ceiling Ht: **10**  
 MxFlr Ld: **Slab**

A/C: **CEN ELEC** Existing Use: **OT**  
 Basement: **NO** Exterior: **BRK**  
 Equipment: **SMKDEC**  
 Financing:  
 Floor Cvr: **CER**  
 Foundtn: **SLAB** Fuel: **GAS ELEC**  
 Heat Sys: **CEN GAS**  
 Location: **OT INTER**  
 Misc:  
 Parking: **LOT**  
 Roof: **MTL**  
 Sale Incl:  
 Transport: **MJRDAC**  
 Utilities: **ELEC GASPU WATPU SEWPU TEL CBL**  
 Water Htr: **GAS**

**Business Opp**  
 Bus Opp:  
**NA**  
 AvgVal STk: **NA**  
 AvgVal Fixt:  
 Emly Hrs:  
 Owner Hrs:  
 # of Empl:  
 Type of Lic:

Public Remarks: LIVE AUCTION TO BE HELD JAN 20,2009. ONLINE AUCTION NOW.PERFECT LOCATION FOR 24 HOUR RESTAURANT,JUST OFF I-40, NEAR TWO MOTELS.HAS HOUSED SUCCESSFUL RESTAURANTS.BEING REMODELED IN 2008 WITH NEW FACADE, NEW TILE FLOORS,NEW CEILING, NEW ROOF, NEW PAINT,ETC.

Directions: Interstate 40 , Take exit 55 and go north. This is West Main Street. Property is on right about 1/10 mile next to Days Inn on the right.