

**\$1,800,000**

**Russellville AR 3+/- Acre Commercial Property Sale**

**MLS # 03016-36920**



**MLS# : 03016-36920**

**Price : \$1,800,000**

**Type : Commercial Property**

**Size : 3 Acres**

**Year Built :1990**

**Address : 2200 E Main St & 2203 E 2nd St , Russellville , Arkansas , 72802**

## **FEATURES**

- ✓ Russellville, AR
- ✓ Commercial Property For Sale
- ✓ Office, Shop, Warehouse
- ✓ Major Intersection
- ✓ 2 Curb Cuts on Main Street
- ✓ Close to Supercenter
- ✓ 3 Acre Car Lot
- ✓ Tracy Stephens 479-442-7615

## **ABOUT THE PROPERTY**

This 3 Acre MOL lot is in the high traffic business district of Russellville, AR. This property has been used as a Used Car Dealership for the 12+ years. The commercial lot has a sales office building and service/warehouse building.

Russellville is located in Pope County and has a population of close to 30,000. It is home to Arkansas Tech University, one of the top five universities in Arkansas for enrollment. Russellville is also home to Nuclear One, Arkansas' only nuclear power plant. Pope County which has a population over 63,000 was recently approved by the state for Casino Gaming. The Arkansas River and Lake Dardanelle lie in the county and offer many different recreational activities like hunting, fishing and trails.

This 125,000+ square feet commercial property is situated on a corner lot on Main St. It is just one lot off a major intersection of Main St and Weir Rd. It is just a stone's throw to the Wal Mart Supercenter. The property has 2 curb cuts on Main St for ingress/egress and also has 2 curb cuts on S Verona and 3 curb cuts on E 2<sup>nd</sup> St.

There are two buildings on the property. The first is a 1920 square feet Sales Office. It is a brick veneer building. All the interior offices are wired for phone/internet. The second is a 6400 square feet metal building Service Garage/Warehouse. Service

## **CONTACT US**

**TRACY STEPHENS**

**OWNER/BROKER**

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building has multiple roll up doors. There is also a covered canopy between the Sales office and Service building.

Contact Tracy Stephens with United Country NWA Real Estate at 479-442-7615 or visit our web page at [www.nwarealtypro.com](http://www.nwarealtypro.com)