

ARKANSASREALTYAUCTION.COM

REAL ESTATE AUCTION

WEDNESDAY, JUNE 22, 10:00 AM

315 N. 7th St. FT. SMITH, AR



FANTASTIC OPPORTUNITY TO ESTABLISH A TURN-KEY OFFICE PRESENCE IN DOWNTOWN FT. SMITH.

WE WILL OFFER THIS APPROXIMATELY 8,548 SQUARE FOOT OFFICE BUILDING, ADJACENT PARKING LOT, AND ADDITIONAL VACANT LOT AS ONE PACKAGE.

THE COMPLEX IS IN THE HISTORIC DISTRICT, AND IS SURROUNDED BY HOMES AND OFFICES THAT HAVE BEEN PRESERVED FROM A CENTURY AGO. THE BUILDING, CURRENTLY OCCUPIED BY A LAW FIRM, BOASTS A RECEPTION AREA, 2 CONFERENCE ROOMS, 12 OFFICES, A LIBRARY, 7 SECRETARIAL AREAS, 2 MAIL ROOMS, 3 BATHROOMS, AND A BREAK ROOM. THE COMPLEX AND LOTS COVER NEARLY AN ACRE, AND EXTENDS FROM 7th St. TO 6th St., WITH ACCESS FROM BOTH STREETS.

TERMS: 5% DOWN, DAY OF SALE.

OPENING BID: \$250,000. SALE SUBJECT TO OWNER CONFIRMATION.

VISIT : WWW.CONTRAIL.ORG, OR ARKANSASREALTYAUCTION.COM

CONTRAIL AUCTION SERVICE

JAN NORDIN - AUCTIONEER - AALB 1476 PHONE 646-8348

KRALICEK REALTY - 452-0000