

For Sale
\$2,215,000

101 MCGOWAN COURT HOT SPRINGS, AR 71901

Medical Bldg

Bldg Size: +/-13,038 sf

Land: +/-1.69 acres

Lots of Parking

Building Lease also considered
Next to St. Joseph's Mercy Hospital

For more information, contact:
Brian J. Gehrki
Gehrki Commercial Real Estate
T: 501.623.2200
F: 501-623-2261
Cell: 501-258-5500
Email: bgehrki@yahoo.com

GCRE
1401 Malvern Avenue
Suite 272
Hot Springs, AR 71901
www.gehrki.com

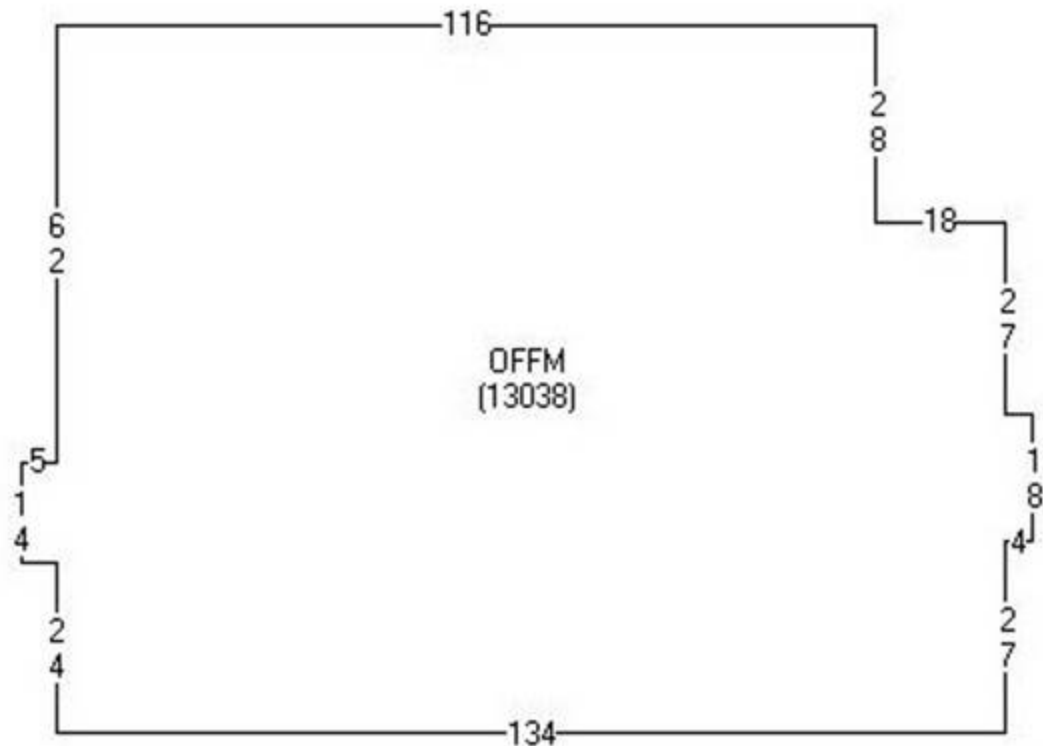


- Note:*
1. Lot Ground Leased from St. Joseph's Mercy Hospital
 2. Property limited to medical use only.
 3. Land Lease available for review.
 4. Building available February 2009.

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Gehrki Commercial Real Estate, LLC or by any agent, independent associate, subsidiary or employee of Gehrki Commercial Real Estate, LLC. This information is subject to change without notice.

Site Plan

101 McGowan



GEHRKI
COMMERCIAL
REAL ESTATE

(501) 623-2200

Site Pictures



Hot Springs, AR

A beautiful place to live and work, Hot Springs is easily accessible to the heart of the nation, along with being an affordable answer for businesses seeking lower operational costs in a place they can be proud to call home. With the support of the Garland County Economic Development Corporation, new and expanding businesses can take advantage of many of the outstanding business development incentives. A local community college and three universities located within 50 miles secures a knowledgeable and available workforce. Workforce training assistance has a strong track record through innovative programs of the local community and technical colleges. Hot Springs' labor force exhibits a strong work ethic, dependability, and a high degree of company loyalty. Over 250,000 residents lie within Hot Springs' 30-mile recruiting area. Labor costs in Hot Springs are also more affordable than those typically found in the Southeast and Southwest.



About St. Joseph's Mercy Hospital

- ▶ Since 1888, St. Joseph's Mercy Health System has served the healthcare needs of Hot Springs, Arkansas and surrounding communities. St. Joseph's is a member of the Sisters of Mercy Health System and a three-time recipient of the large-company Gold Award at the Arkansas Governor's Work-Life Balance Awards ceremony in 2006, 2007 and 2008.
- ▶ St. Joseph's is a not-for-profit, faith-based health facility with community clinics in Hot Springs Village, Malvern, Murfreesboro, Glenwood and Mt. Ida. St. Joseph's has served the healthcare needs of Hot Springs and its surrounding communities since 1888. St. Joseph's Mercy Health Center is currently licensed for 309 beds.
- ▶ A member of the Sisters of Mercy Health System, St. Joseph's enjoys a rich heritage of service to the sick and poor with a mission to meet the changing physical, psychological, spiritual and social needs of Hot Springs and area communities.
- ▶ As the second oldest hospital in Arkansas, St. Joseph's is second to none in the region for its scope of services and high caliber of physicians and nurses. Dedicated to providing care with compassion and Christian values, St. Joseph's is committed to offering the latest in technology.