



Karolyn Fankouser

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835 Central Avenue, Suite 200, Hot Springs, AR

INCOME PROPERTY FOR SALE



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SATELLITE IMAGE



Highlights

Income / Investment Opportunity

Busy Area Next to Lakeside Schools

3 Separate Buildings - 2 Currently Leased

5,484sf +/- Buildings on 0.87ac +/- Land

Easy Access with Plenty of Parking

Just off Malvern Avenue Near Expressway

Zoned C-3 - Office / Neighborhood Comm.



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PROPERTY HIGHLIGHTS



1243 Lakeside Road
2,040sf +/-
Built – 2006
Tenant – Arkansas Early Learning



1249 Lakeside Road
2,400sf +/-
Built – 2009
Available for Lease



1251 Lakeside Road
1,044sf +/-
Built – 1930
Tenant – Bellissima Salon



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BUILDINGS OVERVIEW

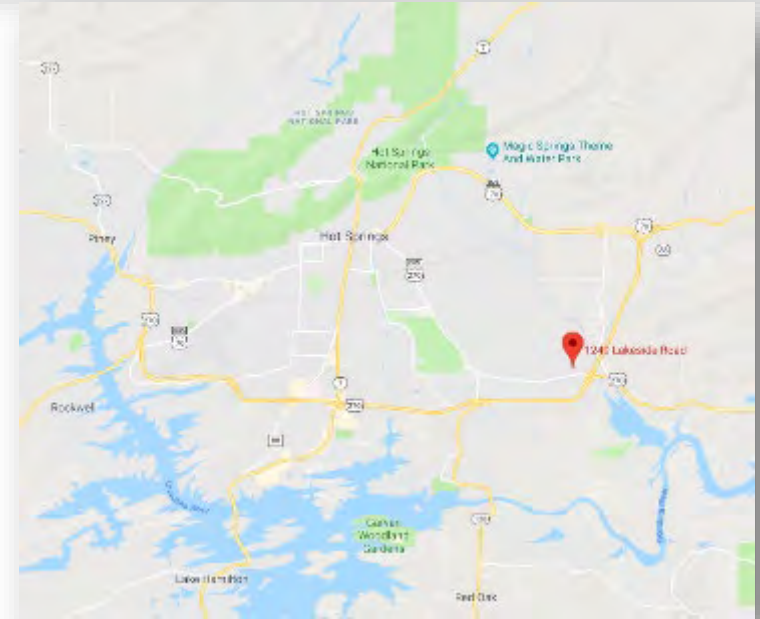
The Property is located at 1243 – 1251 Lakeside Road in Hot Springs, Arkansas. It lies just off Malvern Avenue (US Hwy 270) on the eastern side of Hot Springs. It is situated adjacent to Lakeside School District and within a minute of the MLK, Jr., Bypass.

Hot Springs is the county seat for Garland County and has a population of about 37,000. It is a tourist town with attractions such as Oaklawn Racing and Gaming, Magic Springs, Historic Downtown area and Bathhouses as well as three area lakes.

The Hot Springs Metro Partnership is the area's public/private economic development organization, serving all of Garland County. Located in the heart of the nation and within a one-day drive of 80 million people, Hot Springs is a great place to work and live. While we have a small-town family atmosphere, there are also more than 250,000 people within a 30-minute driving radius of Hot Springs, ensuring our employers have a readily available workforce. Greater Hot Springs has one of the most vibrant economies in Arkansas in one of the nation's most scenic settings. The region has a reasonable cost of living and a business-friendly approach that has attracted global companies as well as entrepreneurs.

Business is hot in the Greater Hot Springs region. By any measure, the region is growing—from its population and employment numbers to tax revenue and new construction. Oaklawn Park's \$100 million expansion is leading the way. That's why companies as diverse as Triumph Group, Danfoss Scroll, Grapette, Reynolds Packaging and Alliance Rubber all happily call the region home. With access to waterways, railways and truck, intermodal freight transportation makes doing business all over the world convenient and efficient.

<https://www.hotspringsmetropartnership.com/>



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ABOUT THE AREA

OVERVIEW:

Three stand alone office buildings near Lakeside Schools. Two are leased, and one is available for lease. Great location with easy access and plenty of parking.

LOCATION:

1243, 1249 & 1251 Lakeside Road, Hot Springs, Arkansas

TAX INFORMATION:

Property ID – 93733 & 93734

Annual Taxes – \$3,498.98 (2018)

SITE DATA:

Land Size – 0.87 Acres +/-

Frontage – 190' +/- on Lakeside Road

Zoning - C-3 (Office Neighborhood Commercial)

School District - Lakeside

FOR SALE: \$729,000



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Financials Available to Qualified
Prospects upon execution of
Confidentiality Agreement.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acres are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Agency Disclosure: Gehrki Commercial Real Estate represents the owner of the property described in the marketing information provided.



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PROPERTY DETAILS