

# FOR SALE 1908 & 1912 S. Walton

PRICE REDUCED TO: **\$1,600,000** Bentonville, AR  
~~\$1,700,000~~



## FEATURES

- 7,000 +/- SF Office Building
- 25,680 +/- SF Mini-storage (5 units)
- Situated on 4.52 +/- Acres
- Approximately 100' frontage/Walton
- Space for additional storage units or small office building
- Office: Zoned C-2  
Mini-storage: Zoned C-4
- 2008 Traffic Count: 29,000
- All city utilities on site
- Only 3 miles from I-540
- Financials available upon request with signed confidentiality agreement

ML# 545066



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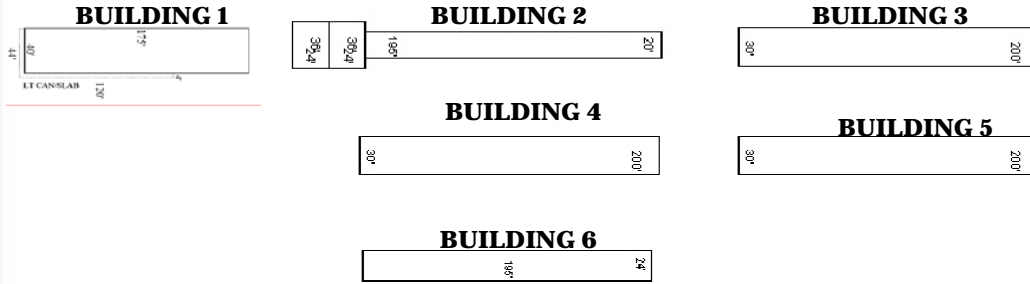


Directions: From I-540, Exit 85, go west approx. 3 miles. Property on west side across from Garden City Nursery.



All information contained herein given by sources deemed reliable. We do not however guarantee its accuracy.

## BUILDING LAYOUT



## AREA MAP



### **BUILDINGS SPECS**

BUILDING 1: 7000 +/- SF Office

BUILDING 2: 864 +/- SF Office  
864 +/- SF Service Garage Shed  
6000 +/- SF Storage

BUILDING 3: 4000 +/- SF Storage

BUILDING 4: 6000 +/- SF Storage

BUILDING 5: 6000 +/- SF Storage

BUILDING 6: 4800 +/- Boat Storage  
(dirt floor)

### **STORAGE UNITS**

# UNITS	SIZE
10	4 X 5
9	4 X 9
52	5 X 10
6	10 X 12
12	10 X 15
12	12 X 15
33	10 X 20
2	10 X 30
6	12 X 30
20	10 X 24 (boat storage)