

Southern Land Company TN, LLC

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Principal Broker: Bill Gates (901)488-0368



Commercial Facility with 6 +/- Acres 17426 Hwy 37 Garfield, AR 72732

Prime investment awaits with this strategic opportunity featuring excellent highway frontage and a valuable railroad rail spur along the backside. The 4200 sq ft enclosed building boasts an office and 2 bay doors, complemented by a 4000 sq ft open side shop with a durable concrete floor. The property, previously utilized as a sawmill, offers versatility for various businesses, with particular potential for an outdoor storage facility.

Situated near the Arkansas/Missouri state line, this location provides easy access to Bentonville, Arkansas, making it a convenient and promising venture for businesses seeking a dynamic and accessible hub. Don't miss the chance to capitalize on this versatile space with abundant potential for growth and success.

Contact Agent ~ Shane Martin 901-827-0224
Offering Price ~ \$825,000



