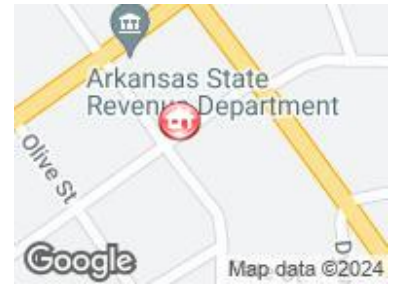


ALL FIELDS DETAIL



MLS # 144495
Class COMMERCIAL/INDUSTRIAL
Type Building and Land
Area/Tax District MALVERN
Asking Price \$135,900
Address 127 W 5TH Street
City Malvern
State AR
Zip 72104
Status ACTIVE
Sale/Rent For Sale
IDX/Broker Recip Incl Y/N Y



GENERAL

Parking	1-10 Spaces	County	Hot Spring
Agent	Larry Barrentine - Cell: 501-762-2965	Listing Office 1	America's Best Realty - Office: 501-231-2359
Buyer Agent Compensation	3	Listing Date	11/18/2023
Expiration Date	5/18/2024	Entered Twice Y/N	No
Business Name	Vacant	Approx SqFt	2438
Subdivision	Lund & Hill	Approx Frontage	127
Legal	Block 53, lots 1 and 2 Lund and Hill Original Town, Hot Spring County, Arkansas 72104	Will Subdivide Y/N	No
Approx Year Built	1955	Directions	Take Main Street to 5th Street and go West 1 block. Building is the last one on the left on the corner lot.
Associated Document Count	0	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Update Date	3/28/2024
Status Date	2/26/2024	HotSheet Date	3/28/2024
Price Date	3/28/2024	Input Date	11/19/2023 4:28 PM
Original Price	\$159,000	Price Per SQFT	\$55.74
Current/Active S-T-R	No	Non-Resident Listing Agent	No
Owner/Agent Disclosure	Listing Agent/Broker is neither owner nor of any relation to owner	Agent Hit Count	54
Client Hit Count	4	Geocode Quality	Exact Match
Picture Count	45	Input Date	11/19/2023 4:28 PM
Update Date	3/28/2024 8:27 AM		

FEATURES

ACCURACY OF EXPENSES None	INTERIOR FEATURES Public Restrooms	SHOWING INSTRUCTIONS By Appointment Only	WALLS Other (See Remarks)
BUSINESS USE/TYPE Office	LISTING TYPE Exclusive Right-To-Sell	Vacant	Sheet Rock
DOCUMENTS ON FILE Legal Description	POSSESSION At Closing	STORIES One Story	WARRANTY As-Is, Prsnt Cnd at Clsng
EXTERIOR Brick	PRICE INCLUDES Real Estate	UTILITIES AVAILABLE Electric	SOURCE OF SQUARE FEET Courthouse
FLOORS Wall-to-Wall Carpet	ROAD SURFACE Paved	Gas-Natural	AGENCY NOT ALLOWED Sub Agent
FOUNDATION Slab	ROOF Metal	Sewer-Public	ZONING C-3 Office/Neighborh Comm
HEATING/AIR CONDITIONING Central Cool-Electric Central Heat-Gas		Water-Public	
		Cable / TV / Satellite	
		Internet	
		Trash	

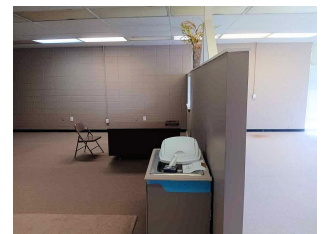
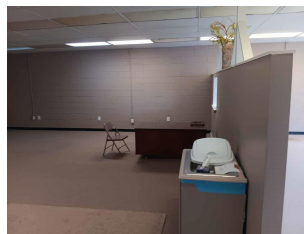
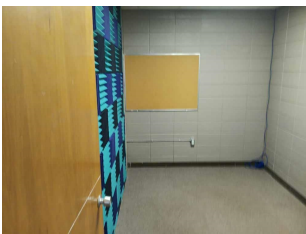
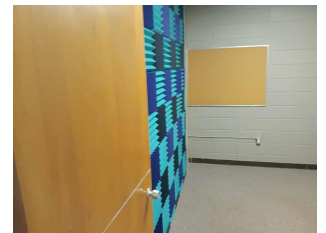
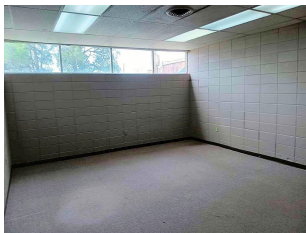
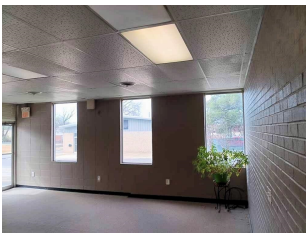
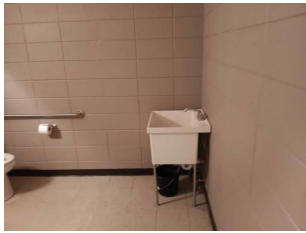
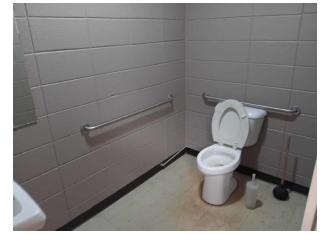
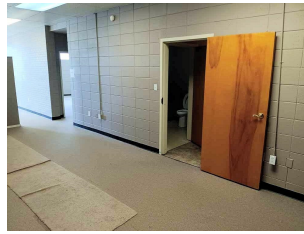
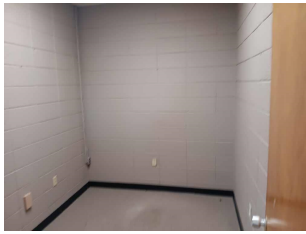
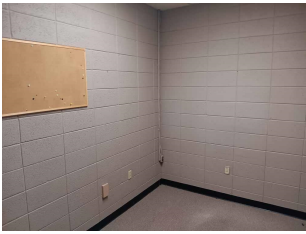
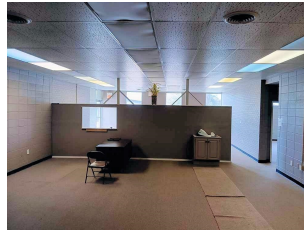
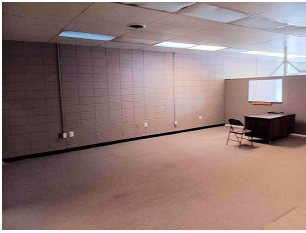
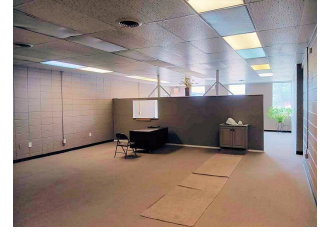
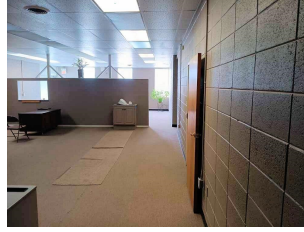
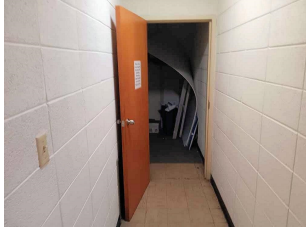
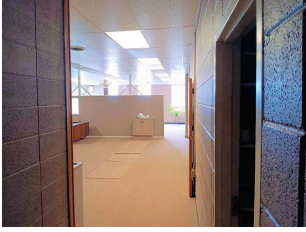
FINANCIAL

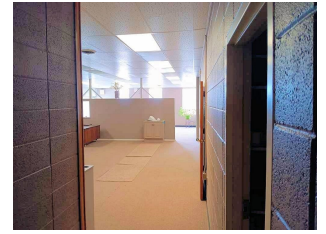
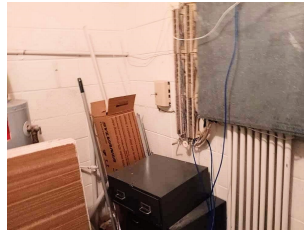
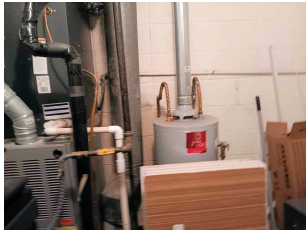
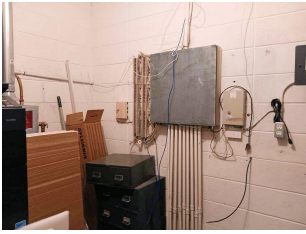
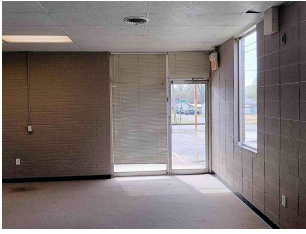
Estimated Annual Taxes	\$455.10	Tax Year	2023
Source of Taxes	Courthouse Records	Agent Remarks	Current loan can be assumed with credit approval.

PUBLIC REMARKS

Public Remarks Price reduced to \$135,900. Lease Purchase options considered. Brick Office Building in very good condition featuring an open waiting area plus four private offices plus a kitchen/break room area. There are two restrooms and a large interior space in the center of the building. There is also a separate storage room and utility closet. This is the perfect building for a small or mid-sized medical practice, an insurance company, a law firm or business center. It is located three blocks away from the Hot Spring County Courthouse. Shown by appointment only. The building is vacant. The listing agent has the key and will provide access for showings. Heat and Air Unit is only 5 years old. This is a low maintenance building with a brick exterior and metal roof. Call to schedule an appointment to view this building in person.

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed. Under no circumstances should the information contained herein be relied upon by any person in making a decision to purchase any of the described properties.