



Address: 127 W 5th Street

COMMERCIAL LISTING INFORMATION		
MLS #:	23037276	Area: 029
Status:	Active	MALVERN
Type:	Building and Land	List Price: \$159,000
City:	Malvern	Orig. Price: \$159,000
Inside City Limits?	Yes	Subdivision: Lund and Hill Original
Virtual Tour:		Sale/Rent: For Sale
To Show Call:		Schedule a Showing

SOLD INFORMATION			
SP:	ConDte:	SP/SqFt:	SAG:
FIN:	CLSD:		SO:

List Agent: Larry Barrentine - Cell: 501-762-2965	In-House #:	Sub Agent Comp: 0
List Office: America's Best Realty Ofc: 501-231-2359	Market Time: 9	Buyers Agent Comp: 5
Appx SQFT: 2438 LP/SqFt: 65.22	County: Hot Spring	Entered Twice: No
Appx Yr Built: 1955	Zip: 72104-3832	Listing Svcs: 1. Full Service
Appx Lot Size: 10,019	Appx Acreage: 0.23	Will Subd: No
Legal: Block 53 Lots 1 & 2 Lund & Hil	Owner Name:	New Construction? No
	Owner Phone:	Owner ID#:
	Foreclosure (REO): NO	Short Sale?: NO

FEATURES		
Owner/Agent Disclosure	Listing Agent/Broker is neither owner nor of any relation to owner	FINANCING (NEW)
ACCURACY OF EXPENSES	Other (see remarks)	POSSESSION
BUSINESS TYPE	Professional Service	PRICE INCLUDES
DOCUMENTS ON FILE	Legal Description	REASON FOR SALE
EXPENSES INCLUDE	None	ROAD SURFACE
EXTERIOR	Brick	ROOF
EXTERIOR FEATURES	Partially Fenced, Guttering, Wheelchair Accessible	SHOWING INSTRUCTIONS
FLOORS	Wall-to-Wall Carpet	SOURCE OF SQUARE FEET
FOUNDATION	Slab	STORIES
HEATING & AIR	Central Cool-Electric, Central Heat-Gas	STYLE
INTERIOR FEATURES	Smoke Detector	TENANT EXPENSES
LEASE TYPE	None	TRANSPORTATION/LOCATION
LOT	Level	UTILITIES
		WALLS
		WARRANTY
		Owner Neg.-Carry 1st, Spec Financing (see rmks), Cash At Closing Building, Land Unknown Paved Metal Lock Box Tax Records One Story Traditional All Utilities On Bus-Line Sewer-Public, Water-Public, Gas -Natural, TV-Cable Other (see remarks) Normal Wrkng Ordr, As O&A

FINANCIAL		BUSINESS	
Annual Tax: 455.10	Annual Income: 0	Business Name: Alliant Behavioral Health	
Annual SI Tax:	Annual Expenses: 0	# Buildings: 1	
Heated SF: 2436	Warehouse SF: 0	# Parking Spaces: 7	
Cooled SF: 2436	Inside City Limits? Yes	Employees Notified? Yes	
		Inventory: NA	

PUBLIC REMARKS

Be sure to take a look at this upscale brick office building near the courthouse in Malvern. This building features a large waiting area plus four private offices, a break room, two restrooms and a large interior space in the center of the building as well as two small storage areas. This is the perfect building for a small or mid-sized medical practice, an insurance company, a business center or legal practice. It is located only two blocks from the Hot Spring County Courthouse. Ten Year owner financing is available with \$50,000 down. The building will be vacant after November 30th. Shown by appointment only. The listing is for the building only. Heat and Air Units are only 5 years old. The Interior paint looks fresh and the flooring can be used

DIRECTIONS

Take Main Street in Malvern to 5th Street and turn right. Last building on the left. Behind Brown's Furniture and near the Food Center.