



2260 W Main Street Mountain View, AR

FOR SALE \$450,000

David Garland - 870.206.2538
dave@garlandcompany.com

Four bay established automotive full service building and business on busy Route 66. All equipment and inventory included in sale. Five years of past records available to qualified buyers.

WWW.GARLANDCOMPANY.COM

110 West Main Street, Mountain View AR 72560
(across from the Courthouse)

870.269.9601

Last Updated 8/17/17



Address: 2260 W Main Street

COMMERCIAL LISTING INFORMATION

MLS #: 16036578 **Area:** 711
Status: Back on Market **MOUNTAIN VIEW & STONE COUNTY**
Type: Business, Bldg **List Price:** \$450,000
City: Mountain View **Orig. Price:** \$450,000
Inside City Limits? No **Subdivision:** Metes & Bounds
Virtual Tour: **Sale/Rent:** For Sale
To Show Call: (870) 206-2538

SOLD INFORMATION

SP: **ConDte:** **SP/SqFt:** **SAG:**
FIN: **CLSD:** **SO:**

List Agent: David Garland	In-House #:	Sub Agent Comp: 0
List Office: Garland Company Real Estate Office: 870-269-9601	Market Time: 251	Buyers Agent Comp: 3
Appx SQFT: 3240 LP/SqFt: 138.89	County: Stone	Entered Twice: No
Appx Yr Built: 1992	Zip: 72560	Listing Svcs: 1. Full Service
Appx Lot Size: 1 Acre	Appx Acreage: 1.00	Will Subd: No
Legal: PT SW NW	Owner Name:	New Construction? No
	Owner Phone:	Owner ID#:
	Foreclosure (REO): NO	Short Sale?: NO

FEATURES

Owner/Agent Disclosure	Listing Agent is neither owner nor of any relation to owner	FINANCING (NEW) POSSESSION	New Loan-Conventional, Cash At Closing
ACCURACY OF EXPENSES	Provided by Accountant	PRICE INCLUDES	Equipment, Inventory, Business, Building, Land
BUSINESS TYPE	Automotive	REASON FOR SALE	Owner Moving
DOCUMENTS ON FILE	Legal Description, Property Disclosure	ROAD SURFACE	Paved
EXPENSES INCLUDE	None	ROOF	Metal
EXTERIOR	Block	SHOWING INSTRUCTIONS	Call Listing Office/Agent, Occupied
EXTERIOR FEATURES	Pole Sign, Overhead Doors	SOURCE OF SQUARE FEET	Tax Records
FLOORS	Concrete	STORIES	One Story
FOUNDATION	Slab	STYLE	Built to Suit
HEATING & AIR	Window Units, Space Heater-Gas	TENANT EXPENSES	All Utilities
INTERIOR FEATURES	Public Restrooms, Equipment (see remarks), Inventory (see remarks)	TRANSPORTATION /LOCATION	Highway Frontage, High Traffic Location
LEASE TYPE	None	UTILITIES	Sewer-Public, Water-Public, Electric -Municipal, Gas-Natural, Telephone -Private
LOT	Level	WARRANTY	As-Is, Prsnt Cnd at Clsng

FINANCIAL

Annual Tax: 870.13 **Annual Income:** 0
Annual SI Tax: **Annual Expenses:** 0
Heated SF: 3240 **Warehouse SF:**
Cooled SF: 450 **Inside City Limits?** No

BUSINESS

Business Name: Affordable Auto Center &
Buildings: 1
Parking Spaces: 15
Employees Notified? Yes
Inventory: Exhibit A

PUBLIC REMARKS

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DIRECTIONS

From the Court Square take Main Street West to property across from Valero.