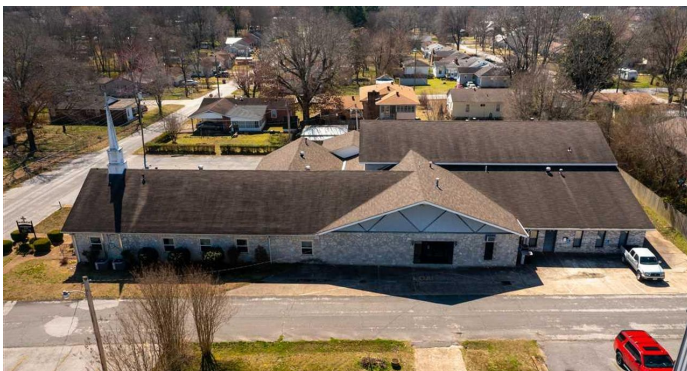


**Incredible Investment Property, 16,000
+/- Sq ft heated and cooled, Batesville,
AR, Independence County
1101 Brooks Street
Batesville, AR 72501**

\$424,900
1.500 +/- acres
Independence County



**Incredible Investment Property, 16,000 +/- Sq ft heated and cooled, Batesville, AR,
Independence County
Batesville, AR / Independence County**

SUMMARY

Address

1101 Brooks Street

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Commercial, Lot

Latitude / Longitude

35.7808 / -91.6575

Acreage

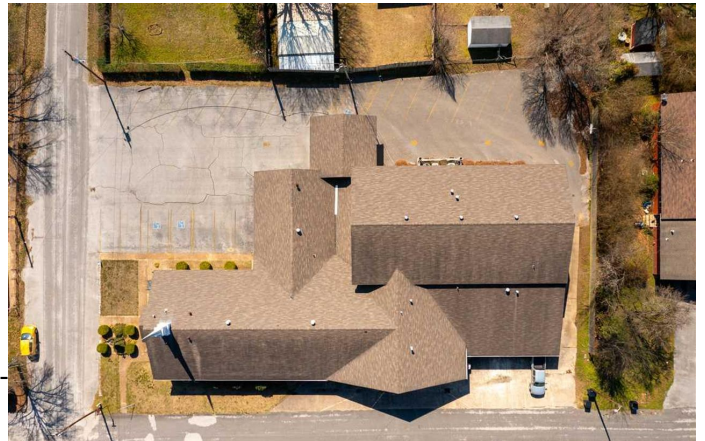
1.500

Price

\$424,900

Property Website

<https://mossyoakproperties.com/property/incredible-investment-property-16-000-sq-ft-heated-and-cooled-batesville-ar-independence-county-independence-arkansas/17963/>



MORE INFO ONLINE:

MossyOakProperties.com

**Incredible Investment Property, 16,000 +/- Sq ft heated and cooled, Batesville, AR,
Independence County
Batesville, AR / Independence County**

PROPERTY DESCRIPTION

This is an incredible opportunity for someone looking to open a preschool or daycare, divide up and rent out, possibly turn into apartments, etc. Endless possibilities with this piece of real estate. There is a large, but nicely laid out property. There is over 8,800 +/- square feet in the main building with 8 exterior doors on main level, 11 +/- classrooms on main level with conference and sanctuary not included, kitchen area, sanctuary area, 3 set of restrooms and all this on the main level. Some of the main level has been updated such as the sanctuary and the nursery area. There is also an apartment in the main level. 8 HVAC units with 3 being newer. The upper level there are 2 staircases and one exterior door and a set of restrooms. This level has 8 classrooms and some storage areas as well.

Across the street is a large approximate 8,200 square ft gym area. There are lofts on both sides, one that is used for storage and will need to be finished out if used but the other side is a dressing area and comes out over the stage. There is a full kitchen area, with a concession roll up window, kitchen has 2 electric stoves, large commercial refrigerator, dishwasher, 2 sinks, warmer, garbage disposal and a water fountain as you enter the building along with a mens and womens restroom on each side. There is a large basketball court with carpet laid for the court with 2 goals on each end. There are 4 HVAC units This is a great area for a large gathering!

Just across from the church is a large parking lot that also goes with this property which is a 74 by 138.

This property is sitting on approximately 2 acre property in Batesville, AR 72501 in Independence County

So many great options for this large property. Listed with Mossy Oak Properties Strawberry River Land & Homes, 870-495-2123. Listing agent, Pamela Welch, 870-897-0700.

MORE INFO ONLINE:

MossyOakProperties.com

**Incredible Investment Property, 16,000 +/- Sq ft heated and cooled, Batesville, AR,
Independence County
Batesville, AR / Independence County**



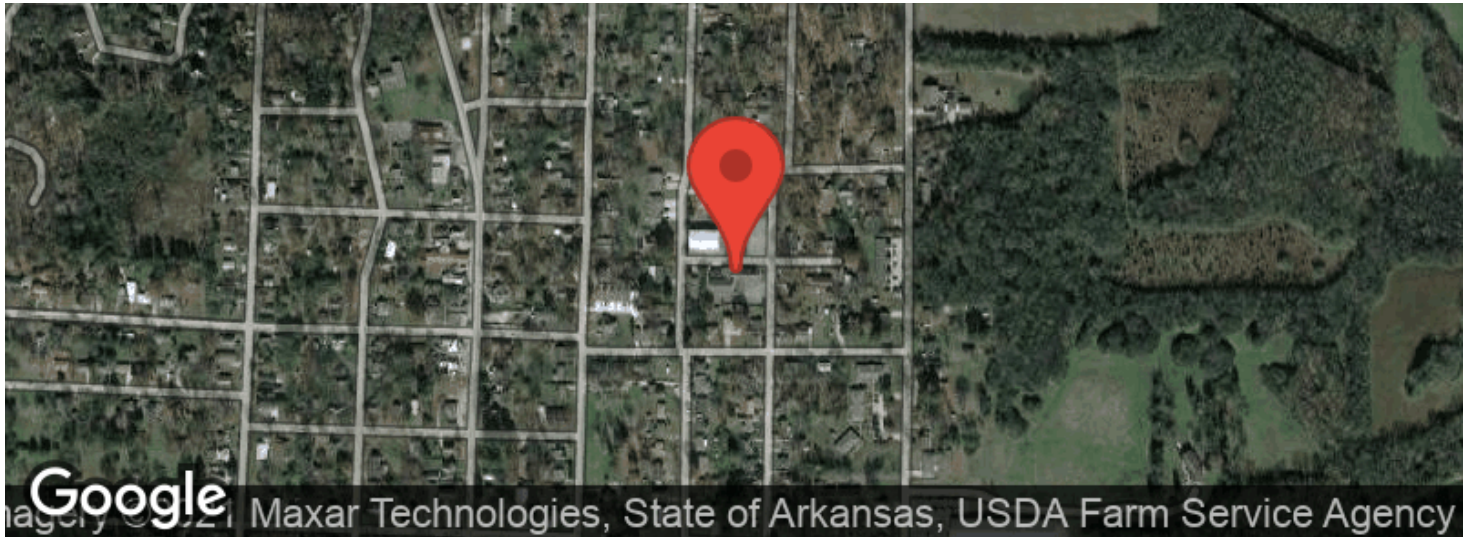
**Incredible Investment Property, 16,000 +/- Sq ft heated and cooled, Batesville, AR,
Independence County
Batesville, AR / Independence County**

Locator Maps



**Incredible Investment Property, 16,000 +/- Sq ft heated and cooled, Batesville, AR,
Independence County
Batesville, AR / Independence County**

Aerial Maps



Incredible Investment Property, 16,000 +/- Sq ft heated and cooled, Batesville, AR,
Independence County
Batesville, AR / Independence County

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

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(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

520 N Main

City / State / Zip

Cave City, AR 72521

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Strawberry River Land and Homes

520 N Main

Cave City, AR 72521

(870) 495-2123

MossyOakProperties.com

