

Land, Building & Monument Business, Batesville,
Arkansas
3450 Saint Louis N
Batesville, AR 72501

\$424,900
0.500± Acres
Independence County



Land, Building & Monument Business, Batesville, Arkansas
Batesville, AR / Independence County

SUMMARY

Address

3450 Saint Louis N

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Commercial

Latitude / Longitude

35.815665 / -91.596918

Taxes (Annually)

1245

Dwelling Square Feet

3200

Acreage

0.500

Price

\$424,900

Property Website

<https://www.mossyoakproperties.com/property/land-building-monument-business-batesville-arkansas-independence-arkansas/41491/>



MORE INFO ONLINE:

MossyOakProperties.com

PROPERTY DESCRIPTION

Business Opportunity Awaits You! With business owners retiring, this is a great opportunity for you to step into a well-built, smooth-running, fully functioning, and fully equipped monument business! From the 3200 sq ft +/- a heated and cooled building with a loft up top for storage, a side office you could rent out for extra income, a nice-sized lot to display all your gorgeous work, and tons of equipment! So, for starters, you will have all you need from sandblasting, engraving, and a program for layouts to an 04, F550 setting truck with the possibility of some inventory! This building is on city water, entergy for electricity, and you have fiber available. You are on Highway 167, just a few miles north of Batesville, in a great location! Sellers are booked out for up to 9 months and still booking! They would love for someone to come in, let them finish what they have on the books, and train a new person, all while the new person is booking themselves up! I think this could be a great business opportunity for someone! With a **3,200 sq ft +/- building, Highway 167 frontage, Equipment, Business Name & inventory**, all this could be yours! Be your BOSS!! Listed with Mossy Oak Properties Selling Arkansas 870-495-2123. Listing agent **Pamela Welch**, [870-897-0700](tel:870-897-0700). Equal Housing Opportunity. Call us today to set up a time to view this property and **PLEASE DO NOT GO TO BUSINESS.** www.WeSellArkansas.com



Land, Building & Monument Business, Batesville, Arkansas
Batesville, AR / Independence County



Land, Building & Monument Business, Batesville, Arkansas
Batesville, AR / Independence County

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

520 N Main

City / State / Zip

Cave City, AR 72521

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

[illegible]

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 Selling Arkansas

520 N Main
Cave City, AR 72521
(870) 495-2123
MossyOakProperties.com

