Land, Building & Monument Business, Batesville, Arkansas 3450 Saint Louis N Batesville, AR 72501 \$424,900 0.500± Acres 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

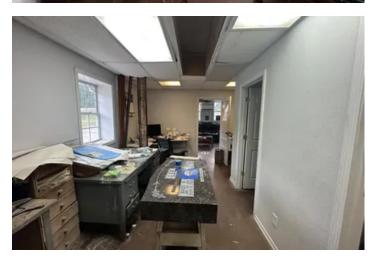
\$424,900

Property Website

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









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. 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

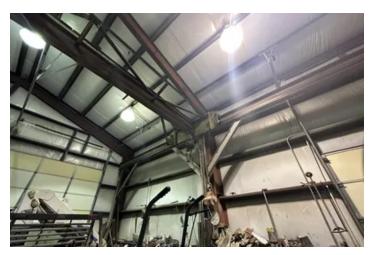
















LISTING REPRESENTATIVE For more information contact:



Representative

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City / State / Zip

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<u>NOTES</u>			



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DISCLAIMERS

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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.



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