

Building, 4 +/- Acres For Sale, Ash Flat, Arkansas
251 Hwy 62 W
Ash Flat, AR 72513

\$549,900
5± Acres
Sharp County



Building, 4 +/- Acres For Sale, Ash Flat, Arkansas
Ash Flat, AR / Sharp County

SUMMARY

Address

251 Hwy 62 W

City, State Zip

Ash Flat, AR 72513

County

Sharp County

Type

Business Opportunity, Commercial

Latitude / Longitude

36.241554 / -91.608278

Taxes (Annually)

3730

Dwelling Square Feet

8050

Acreage

5

Price

\$549,900

Property Website

<https://www.mossyoakproperties.com/property/building-4-acres-for-sale-ash-flat-arkansas-sharp-arkansas/61762/>



MORE INFO ONLINE:

wesellarkansas.com

Building, 4 +/- Acres For Sale, Ash Flat, Arkansas

Ash Flat, AR / Sharp County

PROPERTY DESCRIPTION

Business Opportunity

This prime commercial property, sitting on over 4 acres along the highly traveled Highway 62/412 in Ash Flat, Arkansas, is just 1/4 mile from the newest Tractor Supply. As the town continues to grow, this building presents an excellent opportunity to expand and develop your business in a booming area.

With over 8,000 square feet under roof, this versatile space includes several office spaces, making it ideal for a variety of business operations. It could be transformed into a car dealership, tractor dealership, flea market, furniture store, building materials business, and much more. The possibilities are endless! The current owners have built a successful business.

This property is ready for further development, with plenty of room to build more around the existing structure. The solid foundation and strategic location make it an ideal investment for anyone looking to capitalize on the growth of Ash Flat.

This exceptional business opportunity is proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123). The property is shown by appointment only, so call me, Pamela Welch at [870-897-0700](tel:870-897-0700) to schedule a viewing and explore the potential of this outstanding location.

Property Overview:

- **Location:** Over 4 acres along the highly traveled Highway 62/412 in Ash Flat, Arkansas
- **Proximity:** Just 1/4 mile from the newest Tractor Supply
- **Area Growth:** Located in a rapidly growing town with significant business potential

Building Features:

- **Size:** Over 8,000 square feet under roof
- **Office Spaces:** Includes several office spaces, perfect for various business operations
- **Potential Uses:** Ideal for a car dealership, tractor dealership, flea market, furniture store, building materials business, and more

Current Business:

- Sellers currently run a successful business out of this building.

Development Potential:

- **Expansion:** Ample room to build more around the existing structure
- **Foundation:** Solid foundation and strategic location for further development



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LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

8111 N. St. Louis

City / State / Zip

Cave City, AR 72521

NOTES



MORE INFO ONLINE:

wesellarkansas.com

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.



wesellarkansas.com

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
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