

Commercial Property for Sale – 1,200 Sq Ft with Walk-In Cooler, Sharp County, Arkansas
4480 Ar 56
Poughkeepsie, AR 72532

\$148,500
1± Acres
Sharp County



**Commercial Property for Sale – 1,200 Sq Ft with Walk-In Cooler, Sharp County, Arkansas
Poughkeepsie, AR / Sharp County**

SUMMARY

Address

4480 Ar 56

City, State Zip

Poughkeepsie, AR 72532

County

Sharp County

Type

Recreational Land, Commercial, Business Opportunity

Latitude / Longitude

36.078869 / -91.495784

Acreage

1

Price

\$148,500

Property Website

<https://www.mossyoakproperties.com/property/commercial-property-for-sale-1-200-sq-ft-with-walk-in-cooler-sharp-county-arkansas/sharp/arkansas/89262/>



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PROPERTY DESCRIPTION

1,200 +/- Sq Ft Commercial Building on 1 +/- Acre – Poughkeepsie, Arkansas | Near Strawberry River Prime Business Opportunity • Walk-In Cooler • Affordable & Versatile Investment • Potential Residential Conversion

Looking for an affordable, turn-key property with unlimited potential? This **like-new 1,200 sq ft commercial building** on 1 acre in Poughkeepsie, Arkansas, is exactly that. Built only a year ago, it's move-in ready and adaptable for a variety of uses — from a **convenience store** to a **butcher shop, taxidermy shop, workshop**, or even a **residential home conversion**.

Building Features

- 1,200 sq ft open floor plan with durable concrete floors
 - Walk-in cooler already installed — perfect for **food sales, meat processing, or storage**
 - Bathroom with toilet and wash sink
 - All-electric, modern construction
 - Originally designed as a convenience store, but built for flexibility
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Endless Possibilities

This isn't just a convenience store — it's an **affordable investment property** with countless options. With a simple shower addition, it could easily be converted back into a **residential home**, making it a true **live/work opportunity**.

Other potential uses include:

- **Butcher shop or meat processing facility** (farm-to-fork opportunity in a strong hunting & farming community)
 - **Taxidermy shop**
 - **Specialty food market or farm supply store**
 - **Beer, wine, or tobacco store** (with proper permits; seller willing to help with process)
 - **Workshop, office, or storage facility**
 - Pair with a modular or mobile home for a unique live-and-work setup
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Location & Lifestyle

- Just a couple of miles from the **Strawberry River** — fishing, floating, and outdoor recreation nearby
 - Centrally located in a **prime hunting and farming area** — strong demand for butcher/taxidermy services
 - Room on the 1-acre lot to **expand or build a home** alongside your business
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Why This Property?

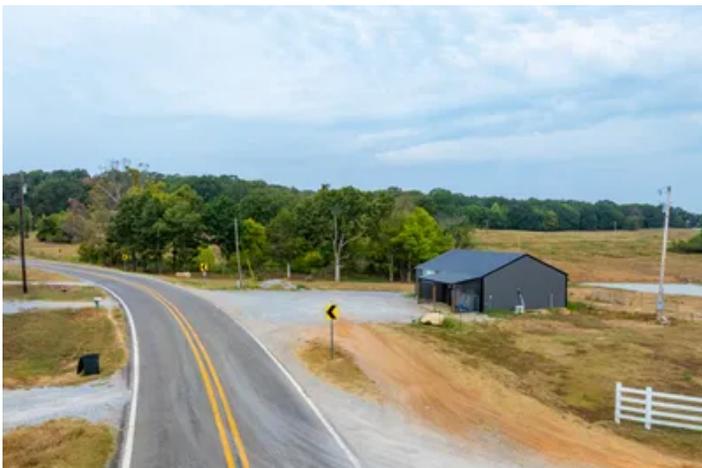
Commercial properties this **new, versatile, and affordably priced** in Sharp County are rare. At this price point, it offers an unbeatable opportunity for entrepreneurs, investors, or even someone seeking a **residential conversion with commercial potential**. **DON'T WAIT, THIS WILL NOT LAST!!**

For more information or to schedule a showing, contact:
Pamela Welch, Listing Agent & Local Land Specialist – [870-897-0700](tel:870-897-0700)
Mossy Oak Properties Selling Arkansas Office – [870-495-2123](tel:870-495-2123)
www.WeSellArkansas.com

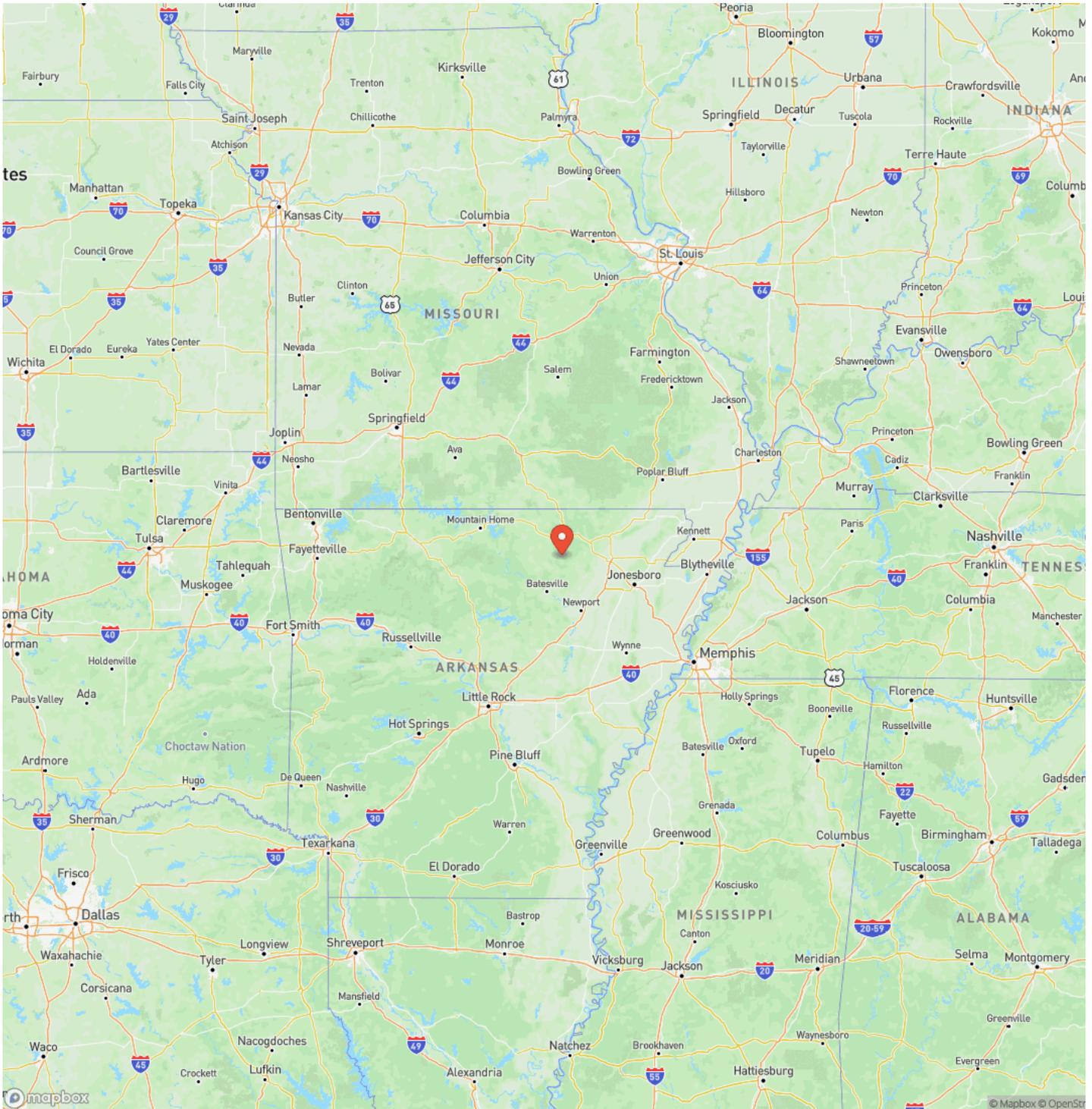
Equal Housing Opportunity



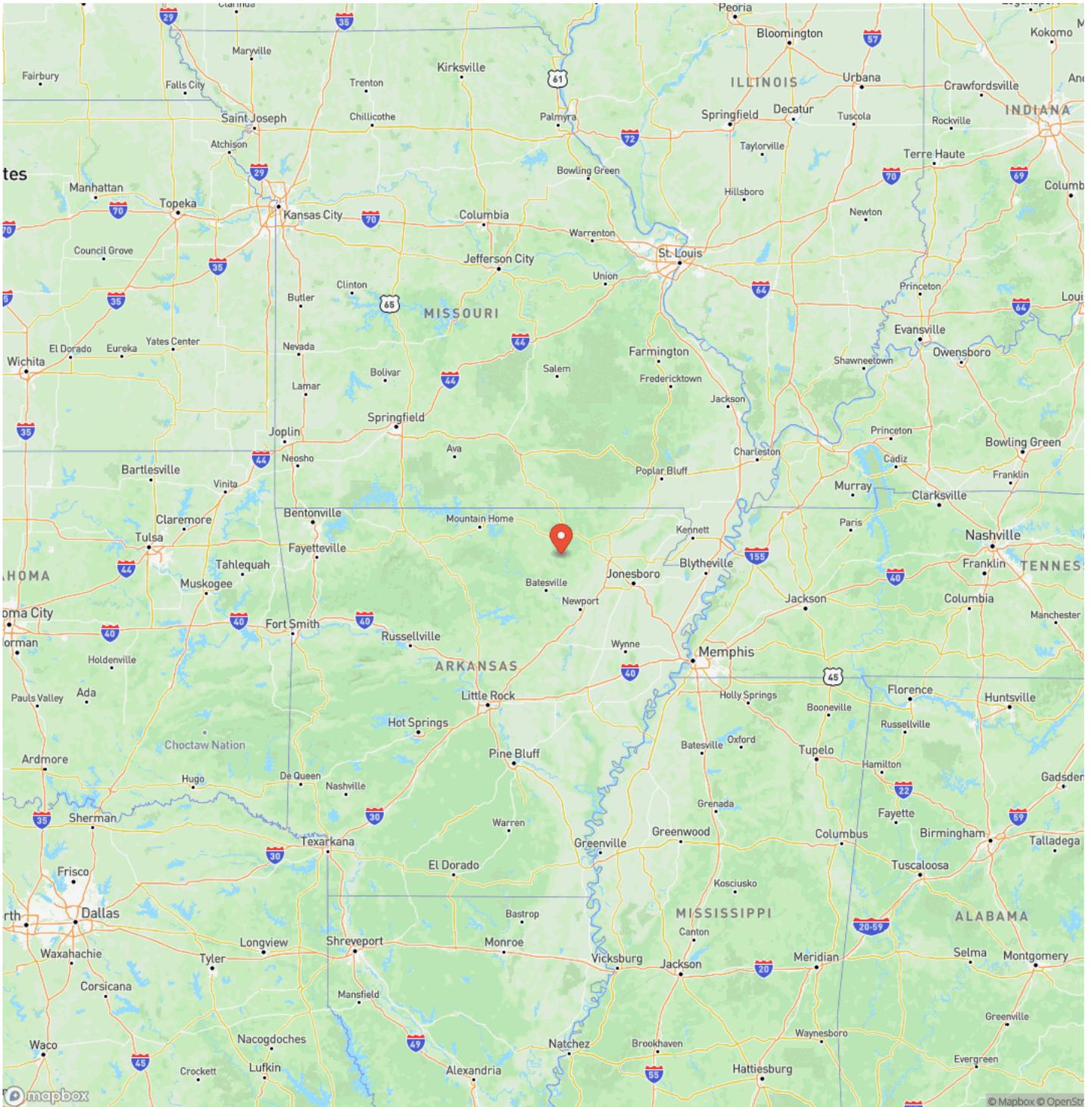
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Poughkeepsie, AR / Sharp County



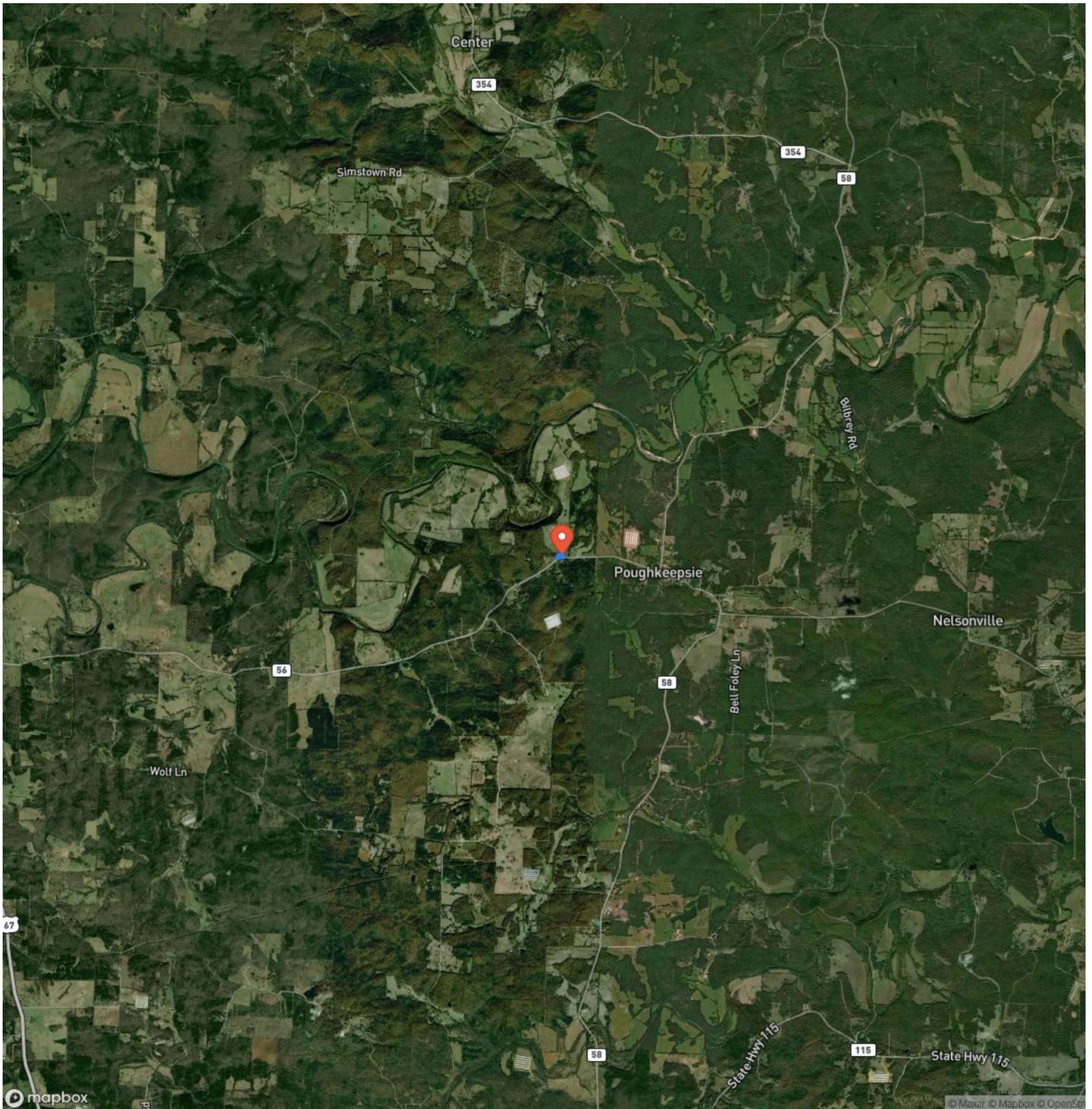
Locator Map



Locator Map



Satellite Map



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