Premier Commercial Office Complex in Batesville, AR | Two Office Buildings | Prime Harrison Street Location | Investment
520 Harrison St
Batesville, AR 72501

$389,000
0.5± Acres
Independence County

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Batesville, AR / Independence County

SUMMARY

Address
520 Harrison St

City, State Zip
Batesville, AR 72501

County
Independence County

Type
Commercial

Latitude / Longitude
35.769434 / -91.648027

Acreage
0.5

Price
$389,000

Property Website
www.mossyoakproperties.com

PROPERTY DESCRIPTION

Premier Commercial Office Complex in the Heart of Batesville | 520 Harrison Street | Two Office Buildings | Prime Location | Investment Opportunity

Location matters-and opportunities like this rarely come available.

Strategically positioned on **approximately one-half acre** at **520 Harrison Street in Batesville, Arkansas**, this exceptional commercial property offers outstanding visibility, incredible curb appeal, ample paved parking, and one of the most desirable office locations in the city. Situated just off the main stoplight, only minutes from Historic Main Street, the Independence County Courthouse, local government offices, financial institutions, restaurants, and downtown businesses, this property is perfectly suited for attorneys, accountants, financial advisors, insurance agencies, medical professionals, title companies, real estate offices, corporate headquarters, or investors seeking a quality income-producing property.

Currently operating as a successful law office, this beautifully maintained property is designed for professional use while offering the flexibility to accommodate a wide variety of businesses.

As clients enter through the impressive front entrance, they are immediately welcomed by a **beautiful staircase** that creates a warm yet professional first impression. Just inside, the reception area provides an inviting space for clients, complete with a reception desk and administrative offices conveniently located behind it.

Straight ahead is a spacious conference room ideal for client meetings, presentations, mediations, or board meetings. Nearby are a guest restroom and hallway leading to a dedicated copy room and utility area featuring a wash sink and storage for office supplies, equipment, and records.

A second conference room offers additional meeting space and includes its own exterior entrance, making it easy to host larger meetings or private appointments. One of the conference rooms also provides **handicap-accessible entry**, offering convenient access for clients with mobility needs.

The executive office is thoughtfully positioned near the front of the building and includes a **private bathroom**, an additional flex room perfect for changing before court appearances, a quiet workspace, wellness room, or private office, along with its own exterior entrance for added convenience and privacy.

The second floor offers tremendous flexibility for future expansion. Multiple offices provide excellent workspace, while **two additional bathrooms**, both having showers, add functionality rarely found in office properties. One large room has already been prepared for renovation, creating a blank canvas for the next owner. Flooring has been removed, walls have been opened, and the beginnings of a stunning fireplace create an exciting opportunity to design executive offices, additional conference space, luxury client suites, or expanded professional offices tailored to your business.

But the opportunities don't stop there.

Separate from the main office is an **additional standalone office building**, providing outstanding flexibility for owner-users or investors alike.

Inside, you'll find an open reception or office area with space for multiple workstations, a utility area complete with a wash sink, a spacious conference room filled with natural light, two private offices, and a full bathroom. The separate building allows multiple businesses to operate independently while maintaining privacy between the two structures.

One of the most attractive features of this property is its **investment potential**. The current owners have expressed interest in leasing back the smaller office building, creating an immediate opportunity for rental income while occupying the larger building. However, if a purchaser requires both buildings for their own business operations, the owners fully understand and will vacate the smaller office as needed. This flexibility makes the property equally appealing to owner-users and investors.

Commercial properties offering **two separate office buildings**, abundant parking, exceptional curb appeal, outstanding accessibility, and a premier Batesville location are becoming increasingly difficult to find.

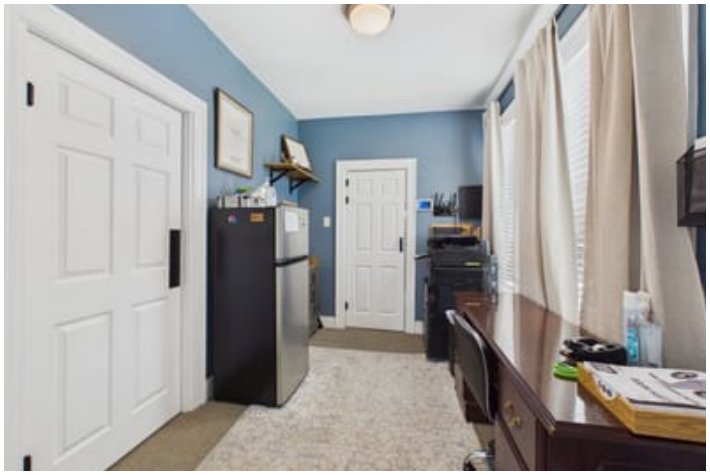
Whether you're expanding an existing business, opening a new professional office, creating a multi-tenant investment property, or looking for a prestigious headquarters with additional rental income potential, **520 Harrison Street**delivers the location, functionality, flexibility, and long-term value today's buyers are searching for.

Mossy Oak Properties Selling Arkansas is proud to present this exceptional commercial opportunity.

Shown by appointment only. Contact Pamela Welch with Mossy Oak Properties Selling Arkansas at (870) 495-2123 to schedule your private showing today. You can also call or text Pamela Welch at 870-897-0700 .

Equal Housing Opportunity, www.WeSellArkansas.com

LAW FIRM



LISTING REPRESENTATIVE

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