

Newport, AR - Commerical Bldg.  
204 Olivia Dr.  
Newport, AR 72112

**\$395,000**  
0.850± Acres  
Jackson County



**Newport, AR - Commerical Bldg.**  
**Newport, AR / Jackson County**

**SUMMARY**

**Address**

204 Olivia Dr.

**City, State Zip**

Newport, AR 72112

**County**

Jackson County

**Type**

Commercial

**Latitude / Longitude**

35.605541 / -91.250703

**Dwelling Square Feet**

5800

**Acreage**

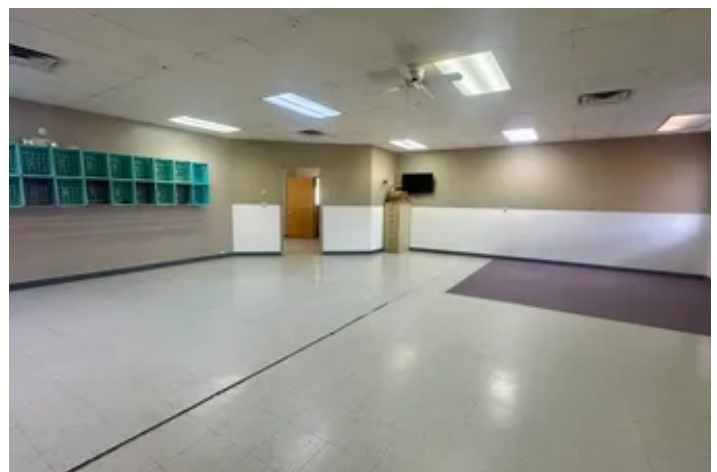
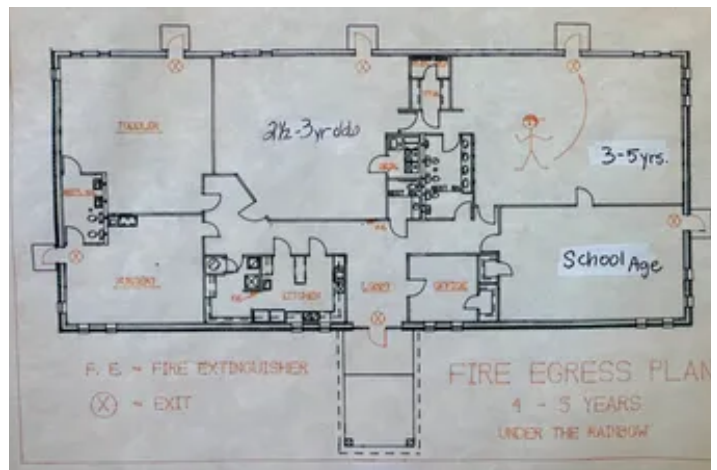
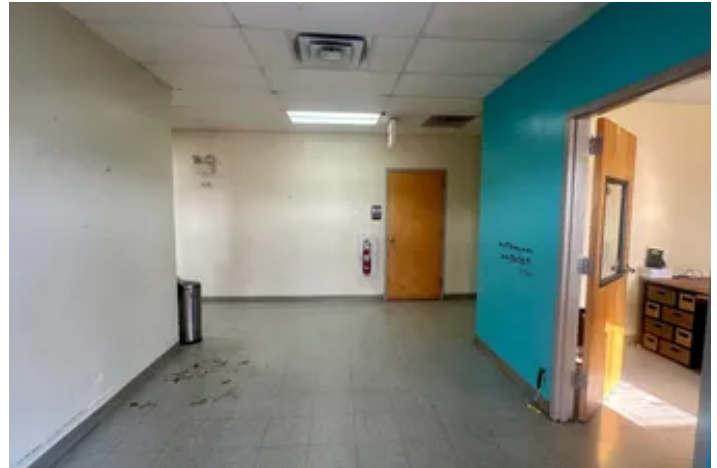
0.850

**Price**

\$395,000

**Property Website**

<https://habitatlandcompany.com/property/newport-ar-commerical-bldg-jackson-arkansas/92304/>



**PROPERTY DESCRIPTION**

204 Olivia Dr. - Prime Commercial Property for Sale in Newport, Arkansas - \$395,000

This 5,800 sq. ft. steel-constructed building, located in the heart of Newport, Arkansas, offers an exceptional opportunity for businesses seeking a versatile and low-maintenance space. Sitting on a 0.85-acre lot, the property comes with a large parking area that includes 21 parking spots, providing plenty of space for staff and customers alike.

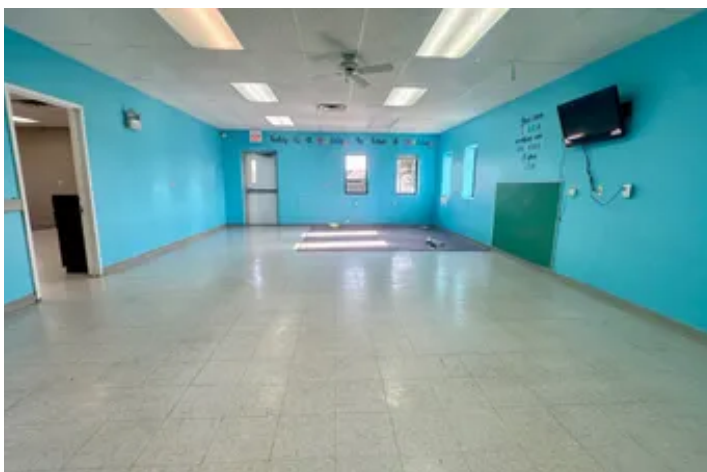
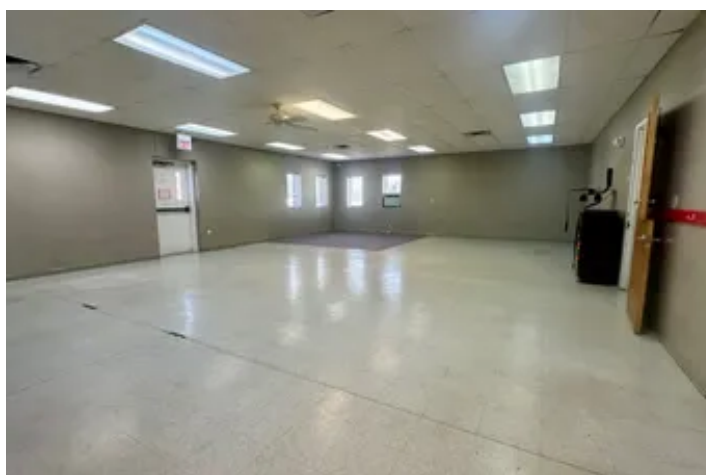
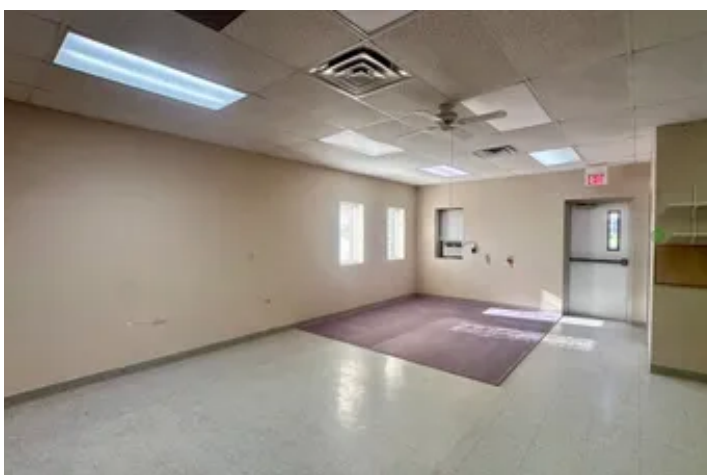
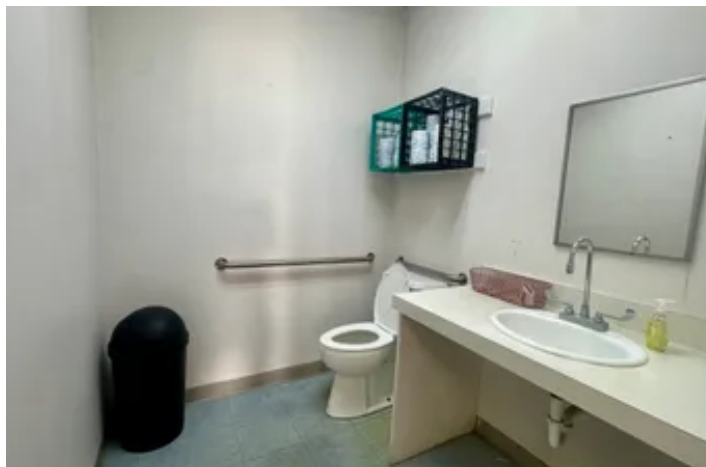
Built with durable metal exterior siding, this property ensures long-term low maintenance, making it a hassle-free investment for the future. The building's previous use as a daycare means it's already equipped with features that are ideal for both commercial and educational settings, though the flexible layout could easily be adapted for a wide range of business types.

The steel construction includes no load-bearing walls, allowing for ultimate flexibility in interior design.

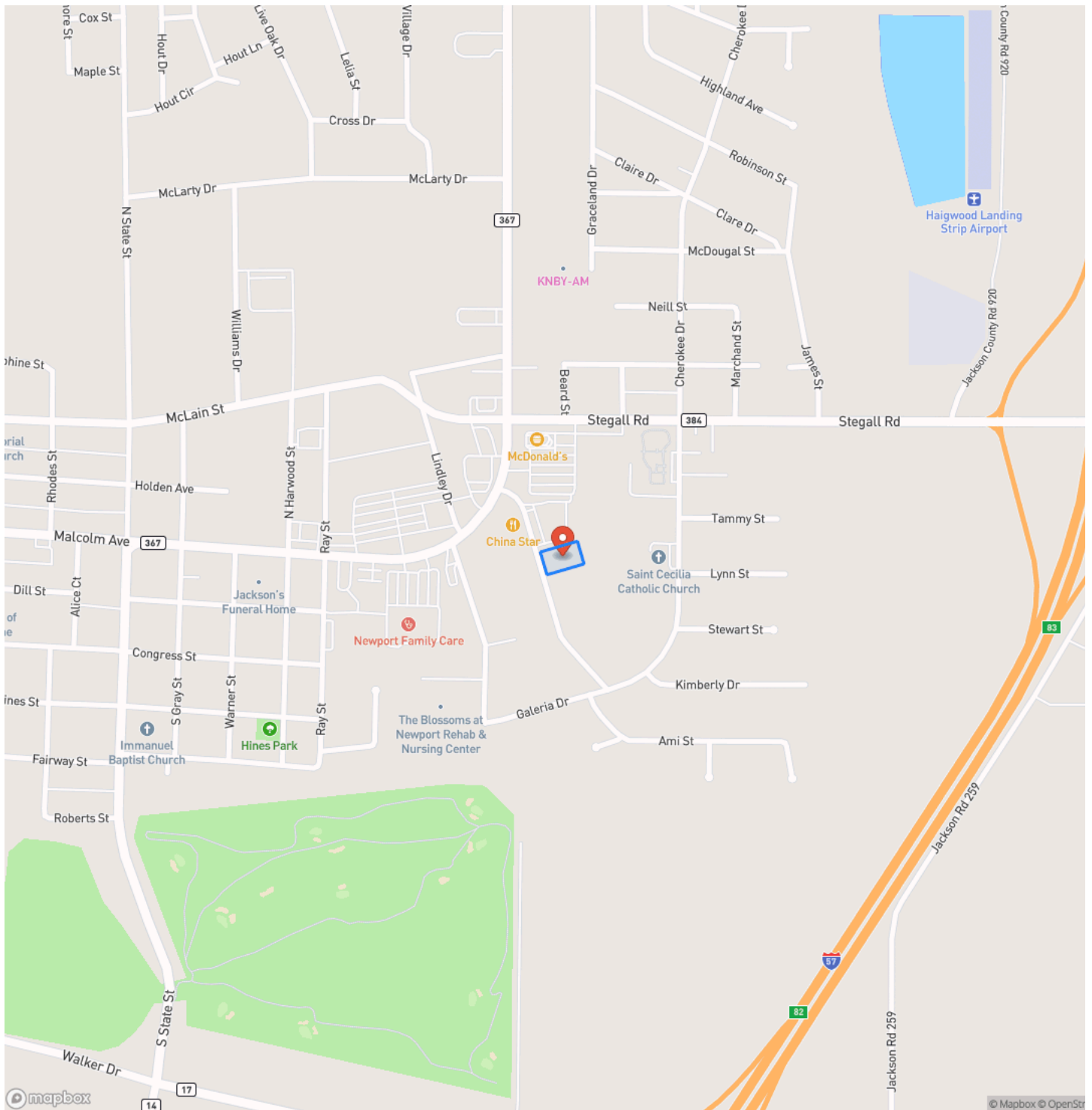
This is a rare opportunity to own a flexible, well-maintained commercial property in a good location. Schedule a tour today and start imagining the possibilities!



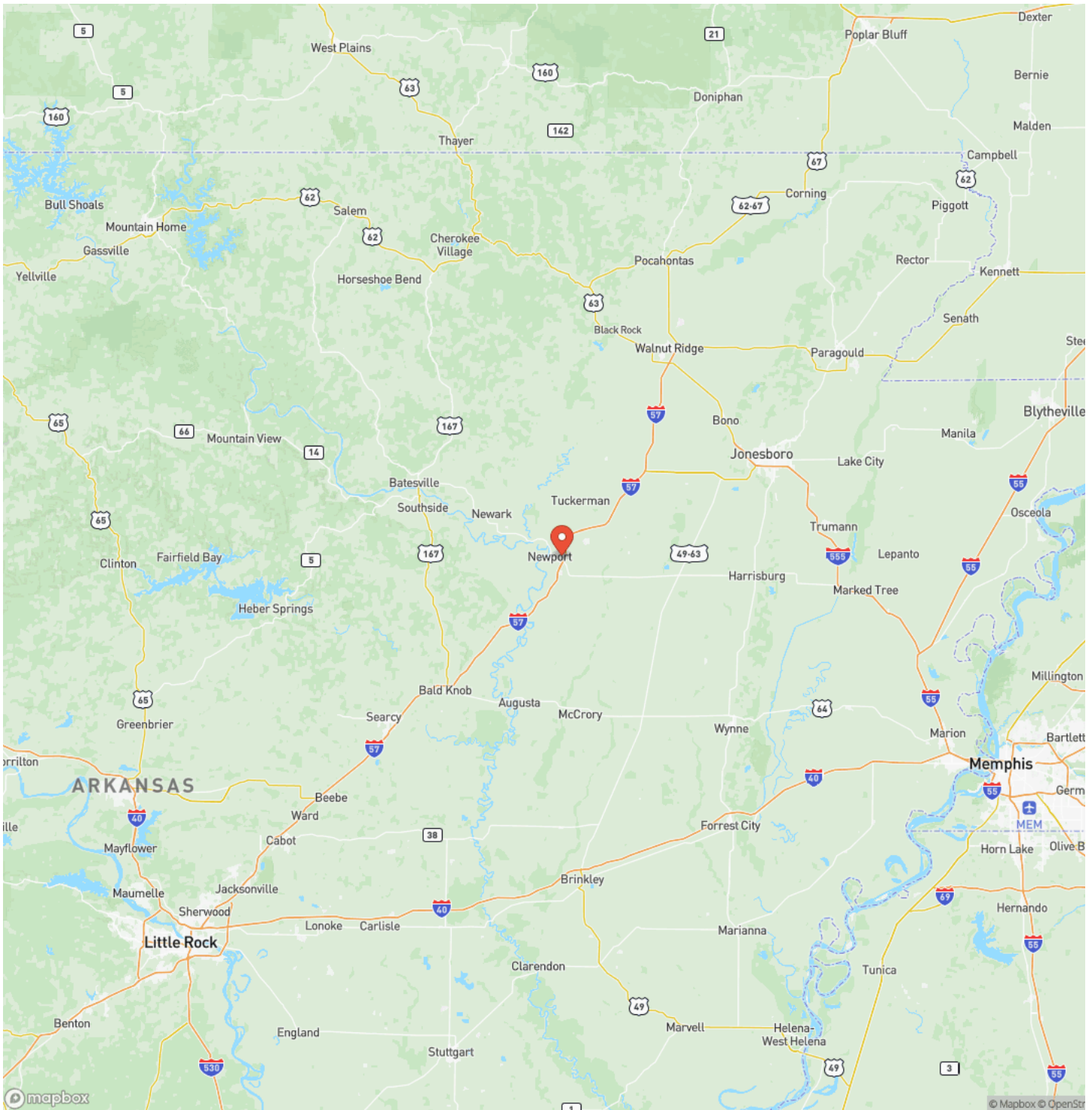




## Locator Map

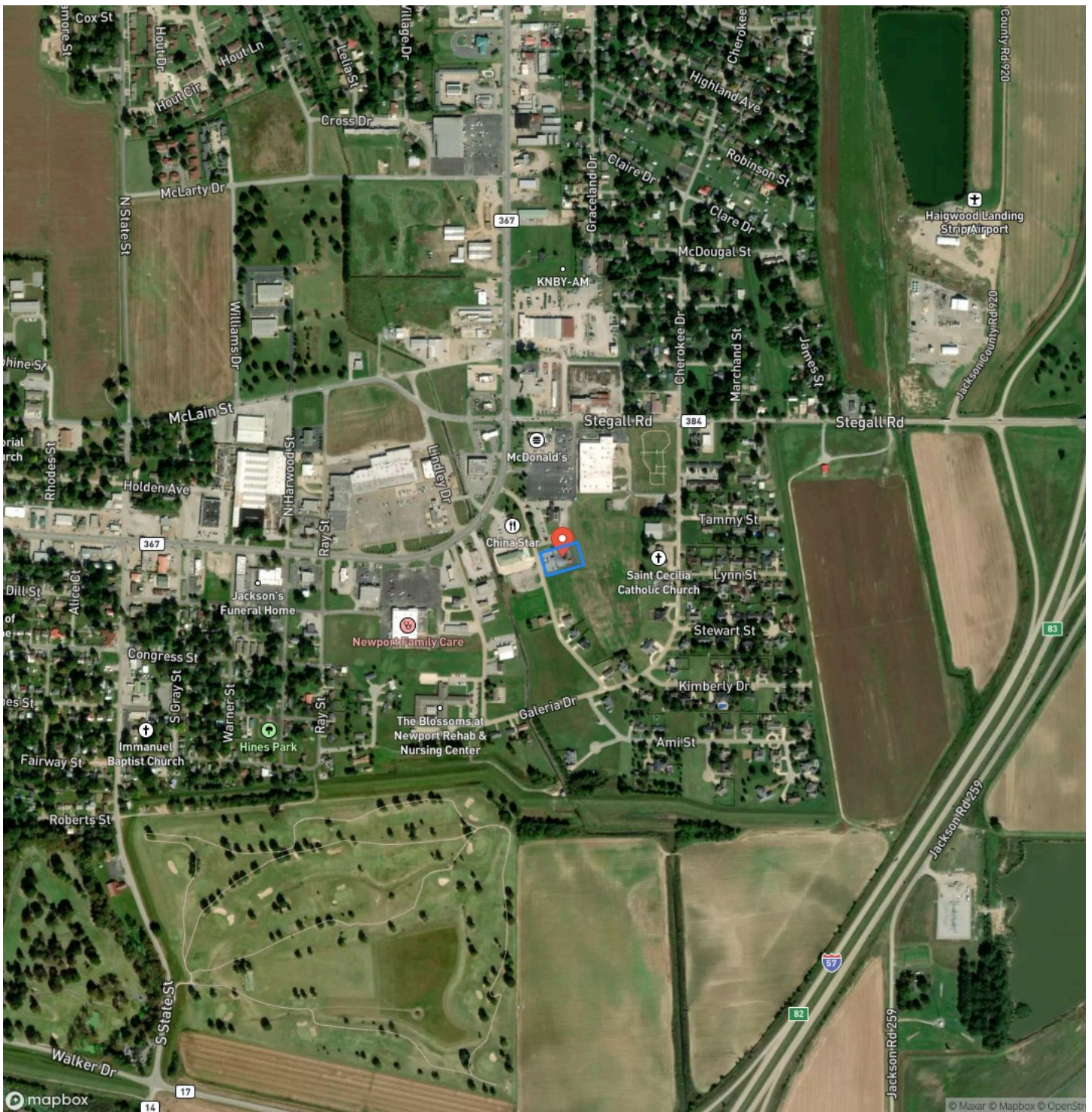


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Will Hardin

## Mobile

(870) 512-9298

## Email

will@habitatlandcompany.com

**Address**

City / State / Zip

## NOTES

[illegible]



## This image shows a single 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.



**<https://www.habitatlandcompany.com/>**

## **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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