

**COMMERCIAL BUILDING
ON 0.62± ACRES
COVE | POLK COUNTY, AR
\$289,000**



ST
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (479) 588-1034

THE POLK 0.62

PROPERTY PROFILE

LOCATION:

- 5588 Highway 71 S Cove, Arkansas 71937
- Polk County
- 3± Miles E of the Oklahoma State Line
- 15.4± Miles S of Mena
- 31± Miles N of DeQueen

COORDINATES:

- 34.43378, -94.41193

PROPERTY USE:

- Commercial
- Investment
- Warehouse

PROPERTY INFORMATION:

- 0.62± Acre Lot
- 8,000± SqFt Brick Building
- Highway 71 Frontage
- 20+ Paved Parking Spots
- Loading Dock
- Recent Electrical Upgrades
- 2-Bay Carwash
- Storage Building

TAX INFORMATION:

- Parcel 3200-00060-0000
(Previously 0003137) \$1,546



LUKE ALSTON | EXECUTIVE BROKER
C: 479-234-1376 | lukealston@smalltownproperties.com

DEEDEE ALSTON | PRINCIPAL BROKER
C: 479-243-6525 | deedee@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE POLK 0.62

INTRODUCING A VERY RARE OPPORTUNITY TO OWN AN 8,000± SQUARE FOOT BRICK BUILDING IN THE HEART OF COVE, ARKANSAS. The Polk County commercial building is situated on a 0.62± acre corner lot and offers 220+ feet of frontage on the very busy US Highway 71, providing maximum exposure to tourism traffic coming from Texas and Louisiana going north to ride ATV and mountain bike trails or to visit the Ouachita National Forest for hiking and other outdoor recreational activities this area is known for. On two sides of the building, you will find asphalt parking, and an alley/road is in the back for easy access and flow around the building. A paved loading dock and bay door are located on the south side of the building. There are two points of entry in the front: double entry swinging doors and automatic sliding doors, which once served customers with grocery carts in its former life as Smith's Grocery. Behind the building and the parking lot is a lot that could hold a few tiny homes or a small house and has access to all city utilities.



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MORE ABOUT THE POLK 0.62

On the inside, you will find a blank slate with block walls, concrete flooring, and some original vinyl tile. Plumbing is in place for a restroom; however, the interior framing has been removed. There have been some electrical upgrades, and natural gas heat pumps, and a room once served as the mechanical room. The building has a newer rolled membrane roof and a metal awning that surrounds the exterior. Rooftop signage is in place and can be customized for the new owners.

With the vast amount of square footage and ample paved parking, the possibilities are endless! Whether you need storage, want a large retail space, would like to start a recreational business such as ax throwing, archery lanes, or a party place, or want a large footprint for a restaurant, you truly are only limited by your own imagination.

Included in this listing is a storage building and a two-bay car wash with a vacuum.

Call Deedee Alston to discuss the options and schedule a showing!



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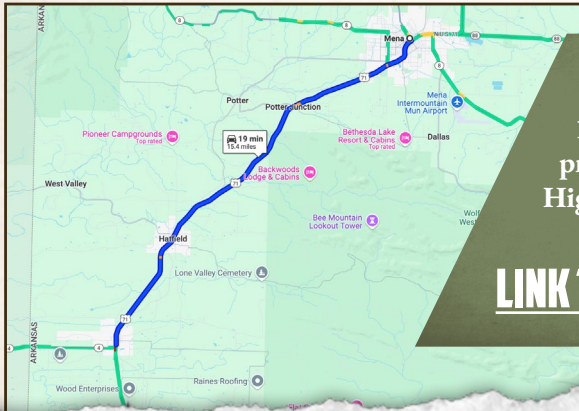
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land id. LINK



Directions From Mena, AR: Travel 15 miles south on Hwy 71. The property will be on your right. 5588 Highway 71 S Cove, Arkansas 71937

[LINK TO GOOGLE MAP DIRECTIONS](#)



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