

Weaver 1.5
1510 Reeves Ave
Mena, AR 71953

\$189,000
1.600± Acres
Polk County



Weaver 1.5
Mena, AR / Polk County

SUMMARY

Address

1510 Reeves Ave

City, State Zip

Mena, AR 71953

County

Polk County

Type

Commercial, Business Opportunity

Latitude / Longitude

34.344680 / -94.145670

Acreage

1.600

Price

\$189,000

Property Website

<https://www.mossyoakproperties.com/property/weaver-1-5-polk-arkansas/24958/>



Weaver 1.5

Mena, AR / Polk County

PROPERTY DESCRIPTION

PASSIVE CASH FLOW and ROI This outstanding investment opportunity is waiting for you in beautiful Mena Arkansas. Nestled at the foot of Rich Mountain, Mena and the surrounding area has whatever you're looking for. The Ouachita National Forest's Wilhelmina district contains miles of ATV/UTV accessible roads and trails, it's streams and creeks contain small mouth bass that will make an ultralight enthusiasts heart race and there are thousands of acres of public access for whitetail deer, black bear, eastern wild turkey and various specie of small game. The famous Queen Wilhelmina Lodge and park are just a few minutes away as well. The Weaver 1.5 offers the perfect opportunity for a passive rental cash flow investment which can be added to as well. The current footprint accommodates fourteen efficiency studio apartments, each with kitchen and bath. If the new owner wanted to upgrade, some of the units could be converted to suites to provide a higher rental rate. This property provides multiple cash flow possibilities from long term rental, daily or weekly vacation rental or a combination. With the property priced at only \$30 per square foot of living space a new owner has plenty of room to make upgrades. The tracts 1.6 acres provides ample room to expand the current footprint if desired. The metal roof is only five years old and should last another 45 plus years. If you're looking for a great place for a retirement business or a passive cash flow opportunity this is it. Contact Team Light today, [8707031194](tel:8707031194) , for a showing or for additional information. But you better hurry this one won't last long!

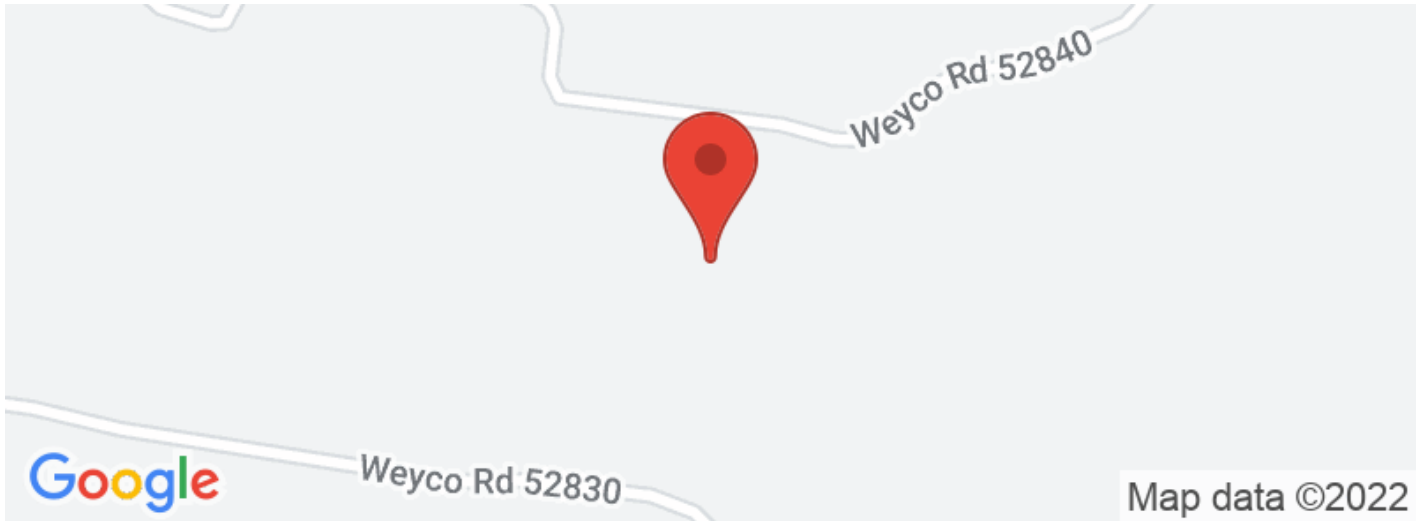
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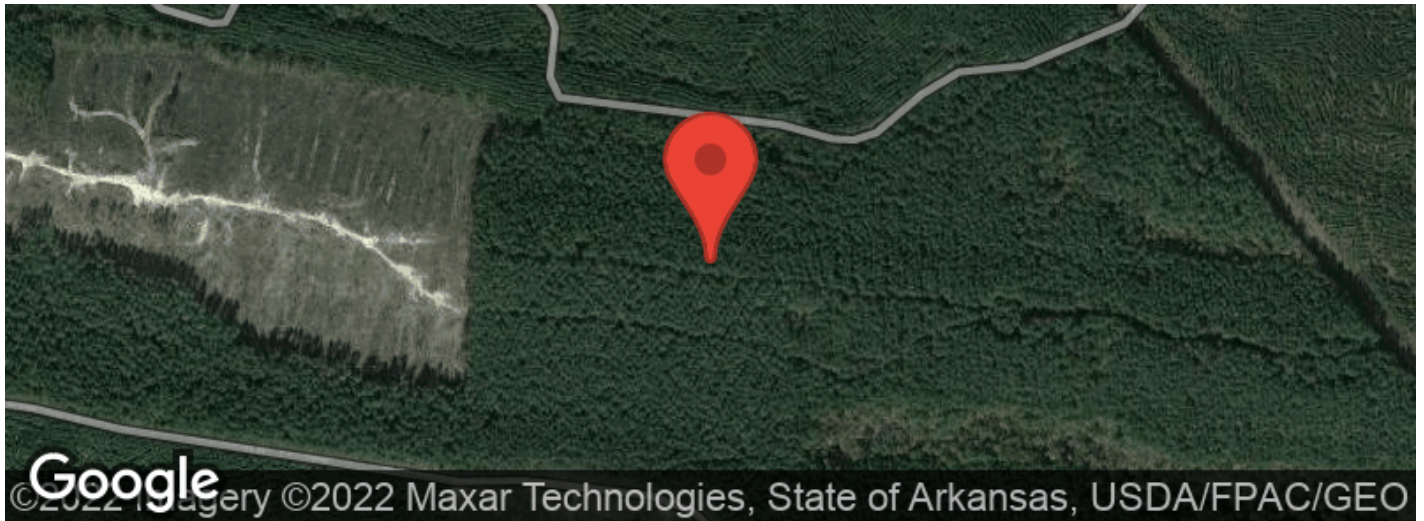
Weaver 1.5
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



IMAGE NOT AVAILABLE

Representative

Max Light

Mobile

870-703-1194

Email

milight@mossyoakproperties.com

Address

819 Lakewood Road

City / State / Zip

Camden, AR 71701

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