

80 County Road 842
Henderson, AR 72544



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MLS# 60261095



\$1,920,000

14,900 Sqft

Commercial Opportunity in Henderson AR close to Norfork Lake and Mountain Home AR. The property has over 1, 100 feet of frontage on highway 62/412 and is approximately 1 mile to the Henderson Bridge over Norfork Lake. There are 3 buildings, 2 wells, 2 septic systems and 2 electric services, there are 3 sections under high chain link with locked gates. The 13 acres also comes with a set of billboards that have 2 faces in each direction. The largest building is 50x130 or 6500 sq ft, 2x6 wood framed with spray foam insulation it has zoned HVAC with 2 heat pump units. Formerly a Jet Ski dealer, it has a 5000 sq ft show room with 3 offices, 2 public rest rooms a service desk all nicely finished out with Pine and tin. Storage room, employee restroom and large shop area finished in white metal, air compressor and lift included the shop has garage door entry to both the show room and outside security fenced lot. 3 lighted signs and large paved parking area. This building has its own well, septic and electric meter and can be purchased separately of the remaining property. It sits on approximately 2 acres across County Road 842 from the remaining property. The second building is 40x120 or 4,800 sq ft with wood framing and batt insulation it is partitioned into 3 areas: 2 shop areas both finished on the interior with white metal, air compressor included. The



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