

RENTAL UNITS ON +/-2.91 ACRES FOR SALE

4347 U.S. 62

Berryville, AR 72616



PROPERTY DESCRIPTION

Excellent investment opportunity in Berryville! This property offers 6 rental units, 20 storage units, and a workshop, all on a stable month-to-month lease basis. Among the rentals, four units features 1bed/1bath, one is a cozy 2bed/1bath house and the remaining unit is a spacious 2bed/2bath home. All units have natural gas and electric. They are on a well and septic. There is sewer and water connections available at the street, however they are currently not being used. This opportunity presents a reliable income stream with the potential for expansion.

PROPERTY HIGHLIGHTS

- 6 Rental Units
- 20 Storage Units
- Workshop
- Month-to-Month leases

OFFERING SUMMARY

Sale Price:	\$500,000
Number of Units:	27
Lot Size:	2.91 Acres
Building Size:	10,376 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	307	2,127	3,462
Total Population	607	4,612	7,801
Average HH Income	\$51,345	\$56,956	\$60,268

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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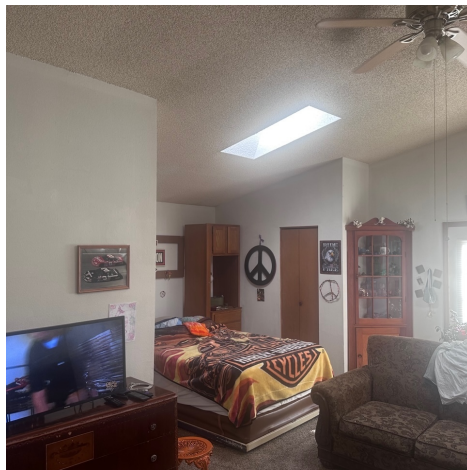
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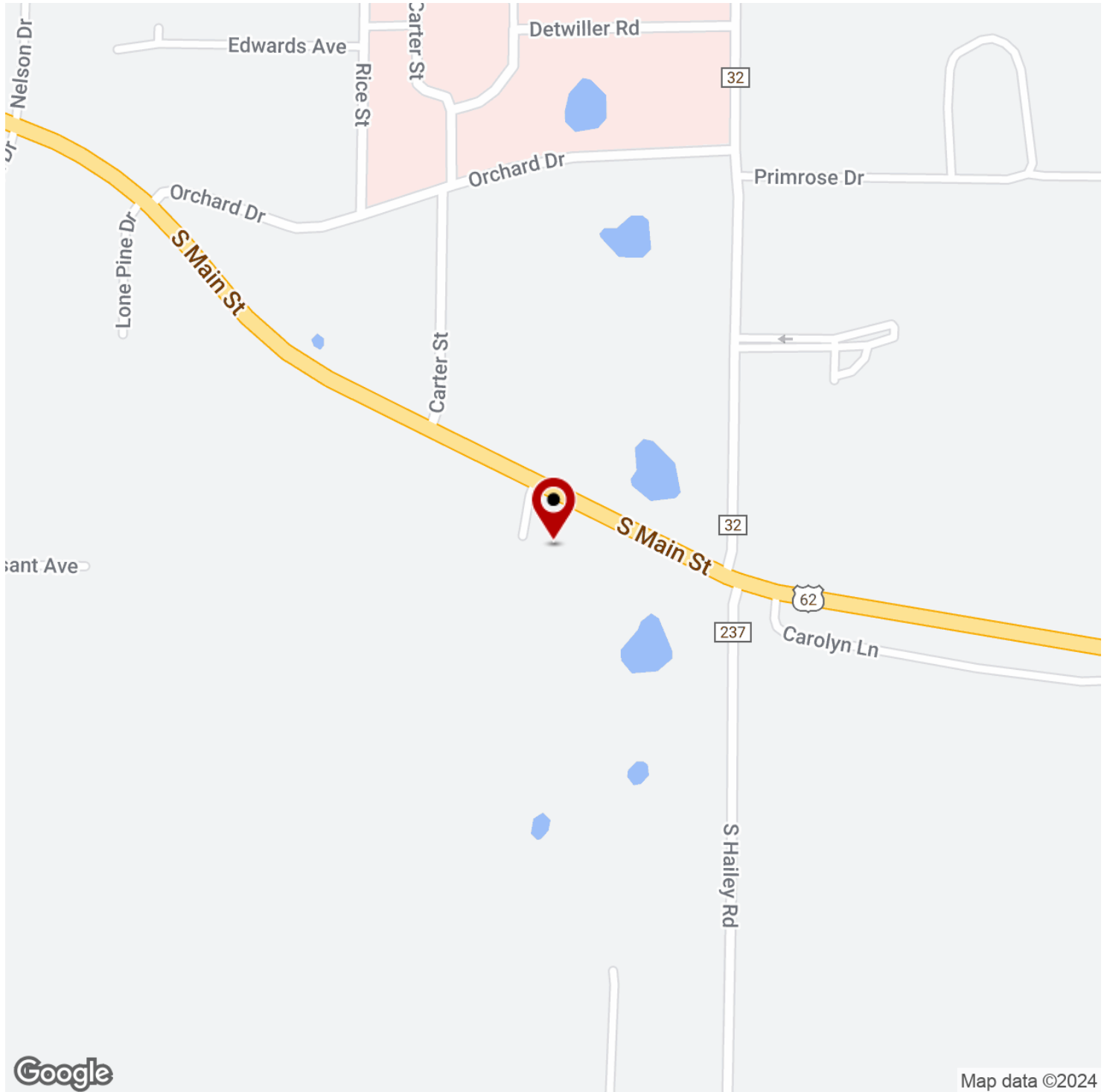
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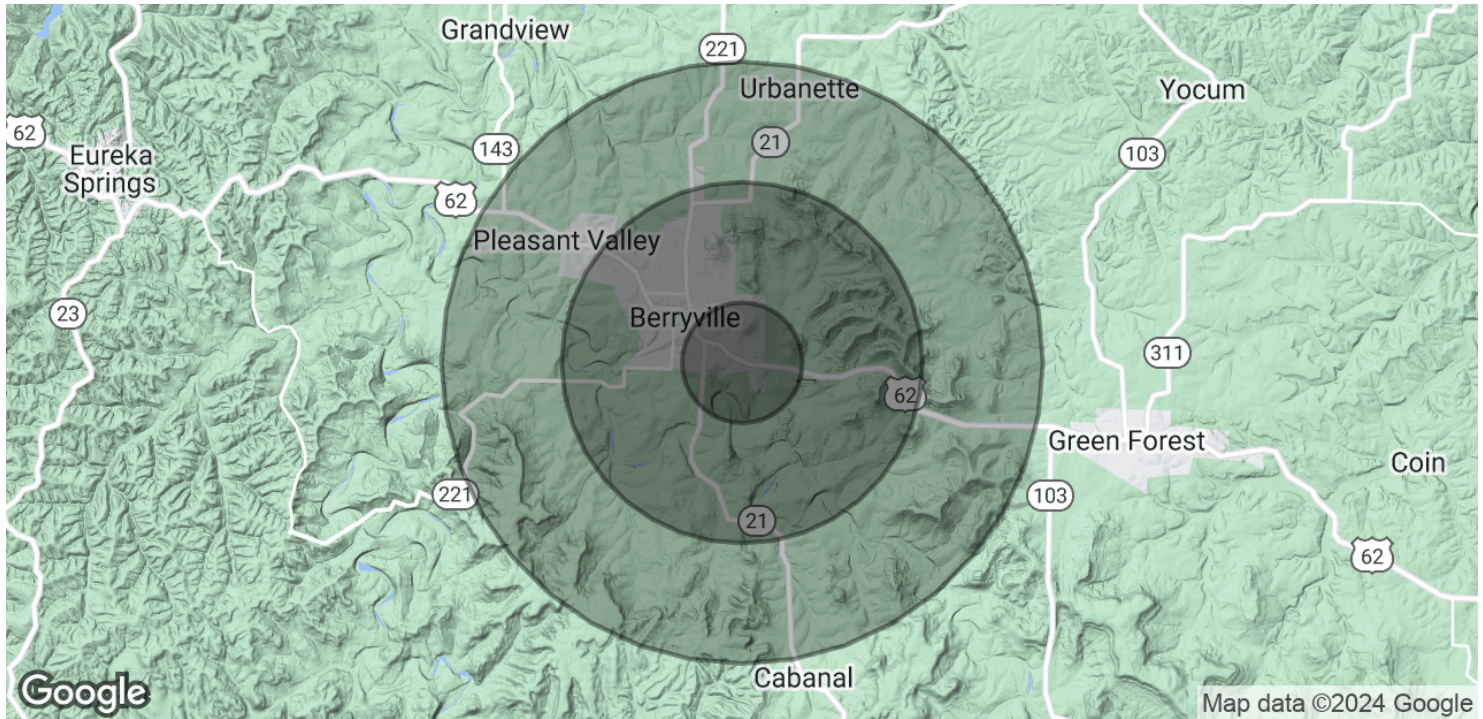
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	607	4,612	7,801
Average Age	51.3	43.3	41.1
Average Age (Male)	42.4	38.1	36.7
Average Age (Female)	60.1	47.6	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	307	2,127	3,462
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$51,345	\$56,956	\$60,268
Average House Value	\$106,365	\$110,836	\$120,709

2020 American Community Survey (ACS)

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