



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

707 PETROS AVENUE

MENA | POLK COUNTY, AR

0.33± ACRE LOT WITH INDUSTRIAL BUILDING

\$125,000



OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

707 PETROS AVENUE

PROPERTY PROFILE

LOCATION:

- 707 Petros Avenue
Mena, AR 71953
- Within The Mena City Limits
- Polk County
- 80± Miles S of Ft. Smith
- 100± Miles N of Texarkana
- 133± Miles W of Little Rock
- 237± Miles E of
Oklahoma City, OK
- 248± Miles NE of Dallas, TX

COORDINATES:

- 34.580194, -94.224583

PROPERTY USE:

- Automotive Service or Repair
- Manufacturing & Fabrication
- Warehouse/Storage
- Service-Based Operations
- Investment

PROPERTY INFORMATION:

- 0.33± Acre Lot
- 2,400± SqFt Industrial Building
- 3-Phase Electric Power
- 4 Separate Electric Meter Slots
- Central Heat and Air
- Gas Space Heater
- Plumbed Compressed Air
Nozzles Throughout Building
- 4 Overhead Garage Doors
- 10'x12' Office Space
- Bathroom

TAX INFORMATION:

- Parcel: 6000-02393-0000
- \$520



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NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 707 PETROS AVENUE

TAKE ADVANTAGE OF A SOLID INDUSTRIAL PROPERTY RIGHT IN THE HEART OF MENA, ARKANSAS—PERFECT FOR A VARIETY OF BUSINESSES. Whether you're looking for space to expand your operation or seeking a profitable investment, this Polk County property has you covered. With four spacious garage bays, a small office area, and all the utilities a business needs to run smoothly, this 2,400± square-foot building is situated on 0.33± acres on Petros Avenue. The building's all-metal construction and insulated walls make it durable and energy efficient. Industrial zoning allows plenty of flexibility in what you can do with the space. The setup is great for anything from automotive repairs to light manufacturing, and the four separate electrical meter slots make it convenient to rent out individual bays or keep things running efficiently under one roof.

With the growing community of Mena, this property is in an excellent location for local businesses that need space to operate but want to stay close to town.

**Contact Nick Pate today for additional information
and to schedule a private tour.**



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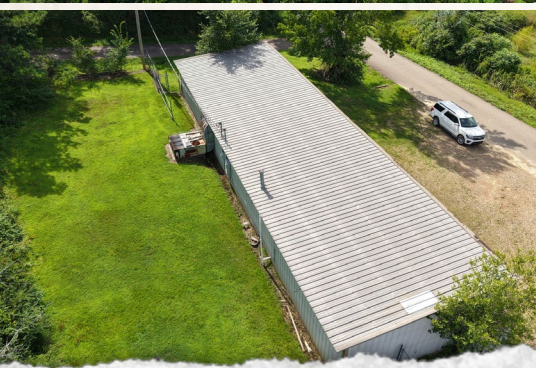
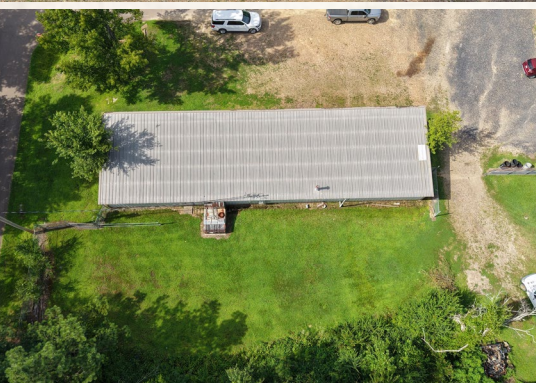
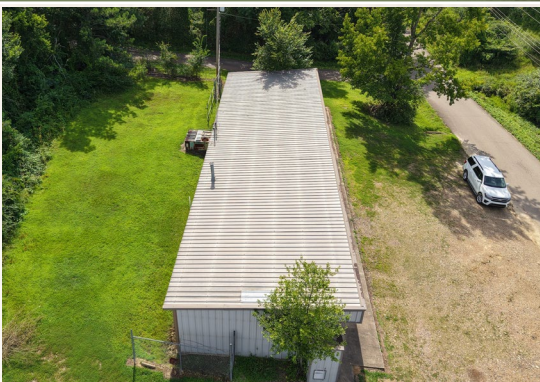
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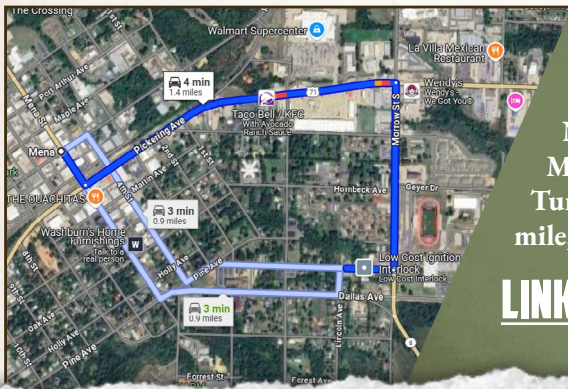
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land id. LINK



Directions From the Intersection of Morrow Street and Highway 71 North in Mena, AR: Turn south on Morrow Street and travel 0.4 miles. Turn right on Petros Avenue and in 0.1 mile, the destination will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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