

FOR LEASE

4117B Grand Ave
Fort Smith, AR 72904

\$850/month



Retail space with 1,300 square feet. Layout contains two retail areas along with a storage room and bathroom. Lease price is \$850 per month with 3 year lease term. Tenant responsible for gas and electric. Landlord pays water. Located on Grand Avenue near the intersection of Albert Pike Ave. Center tenants include Wendy's Nails, Grand Beauty Salon, Cricket Wireless, and EZ Mart Convenient Store. Neighboring businesses include Vapor Station, Grand Convenience Store, State Farm Insurance, KFC, Arkansas Lung Center, and Grand Avenue Baptist Church.

**SEITER &
WRIGHT**
COMMERCIAL PROPERTIES
3307 OLD GREENWOOD RD, STE A - FT SMITH, AR

Jackson Mendenhall, CCIM
Associate Broker
jackson@seiterwright.com
479-785-4343
seiterwright.com

All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of the material is prohibited without written consent of Seiter & Wright Commercial Properties.