

# FOR SALE OR LEASE

3905 Brooken Hill Drive  
Fort Smith, AR 72908

\$275,000 or  
\$2,000/mo



Standalone, single-tenant office building with 1,739 square feet available for sale or lease. Features include six private offices, an open office/reception area, a break area, two restrooms, and storage area. Excellent location for medical or general office use. Owner is seeking a 3-5 year lease at \$2,000 per month, plus NN expenses, tenant pays utilities. Purchase price is \$275,000. Located just west of the intersection of 71 South and Brooken Hill Drive, the property offers ample parking with frontage on Brooken Hill Drive. Area is surrounded by numerous retail establishments, office buildings, nursing home facilities, and residential rooftops.



**SEITER &  
WRIGHT**  
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