

FOR LEASE

4711 Grand Avenue
Fort Smith, AR 72904

\$3,000/mo+NNN



Large stand alone retail building with 4,800 square feet. Former Buckets Pool Hall & Bar location with mostly open layout, ample storage space, and two bathrooms. Lease price is \$3,000 per month plus NNN with a 3 year lease. Tenant pays utilities.

Located less than one mile from Interstate 540 and just 3 blocks from the University of Arkansas at Fort Smith. Neighboring businesses include Western Arkansas Ballet, Wingstop, Sonic Drive-in, Subway, and Green Papaya Restaurant.

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

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