

PROPERTY OFFERING MEMORANDUM

Commercial Building & Storage Portfolio

9123 State Highway 22, Ratcliff, AR 72951

Price: \$269,000

Presented By: Meghan Fitzgerald of McGraw Realtors – Fort Smith, AR



1. EXECUTIVE SUMMARY

Property Overview

This multi-use commercial property is located on the State Highway 22 corridor in Ratcliff, AR. The asset consists of a primary 2,100 sq. ft. retail storefront, an attached insulated oversized garage, an independent secondary retail/office space, and a 27-unit mini-storage operation situated at the side and rear of the lot.

The configuration allows for single-occupancy by an owner-user or division among multiple commercial and storage tenants.

Core Elements

- **Highway Frontage:** Located directly on State Highway 22 with an ARDOT traffic count of up to 3,500 vehicles daily.
- **Multiple Structures:** Features distinct commercial spaces with independent access points alongside self-storage units.
- **Dual-Street Access:** Ingress and egress are available from the main highway frontage, with a secondary driveway in the rear accessing Main Street.

2. PROPERTY SPECIFICATIONS

Main Building & Commercial Spaces

- **Primary Retail Storefront (2,100 Sq. Ft.):** Includes climate control (Heat/AC), water, electricity, and internet available. Built-in interior spaces currently used as showroom and supply room/break room with one full bathroom, including a standup shower.

- **Attached Garage:** Oversized and fully insulated. Suitable for vehicle parking, inventory storage, or workshop use.
- **Secondary Retail/Office Space:** Includes its own dedicated exterior entrance door. Equipped with independent climate control (Heat/AC), electricity and internet shared with primary retailer.

Parking & Logistics

- **Front Parking:** 8 designated spaces positioned directly in front of the retail storefront.
- **Side Parking:** 2 additional parking spaces located along the west side of the property.
- **Site Circulation:** The secondary driveway connects the rear storage area directly to Main Street, separating storage traffic from the front retail parking.

3. STORAGE PORTFOLIO PROFILE

The storage component consists of **two mini-storage buildings** containing a total of **27 individual lockers** located to the side and rear of the main commercial building.

Unit Mix Breakdown

| Unit Dimensions | Total Count | Current Rent (Per Unit) | Total Monthly Income |
|-----------------|-----------------|-------------------------|----------------------|
| 5' x 10' | 8 | \$35 | \$280 |
| 10' x 10' | 14 | \$50 | \$700 |
| 10' x 20' | 5 | \$70 | \$350 |
| TOTALS | 27 Units | | \$1330 |

4. FINANCIAL SUMMARY (*Pro-Forma*)

| Income Category | Current Monthly | Annualized |
|--|--------------------------|------------------------|
| Main Retail Storefront (2,100 sqft) | \$0 (owner occupied) | \$0.00 |
| Secondary Retail/Office Space | \$0 (has been \$500/mon) | \$0 (has been \$6,000) |
| Attached Oversized Garage | \$0 | \$0 |

| Income Category | Current Monthly | Annualized |
|--------------------------------|-----------------|------------|
| 27-Unit Mini Storage Portfolio | \$1,000 | \$12,000 |

Operating Expenses

- **Property Taxes:** \$1249.00

5. LOCATION OVERVIEW

The property is situated in Logan County on State Highway 22, which serves as a regional east-west traffic corridor through the southern Arkansas River Valley. The location relies on a mix of local and through-traffic. The rear connection to Main Street provides alternative access for local tenants utilizing the storage lockers without utilizing the main highway storefront entrance.

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