



South Walton Plaza Office Building

105 SE 22nd Street
Bentonville, AR 72712

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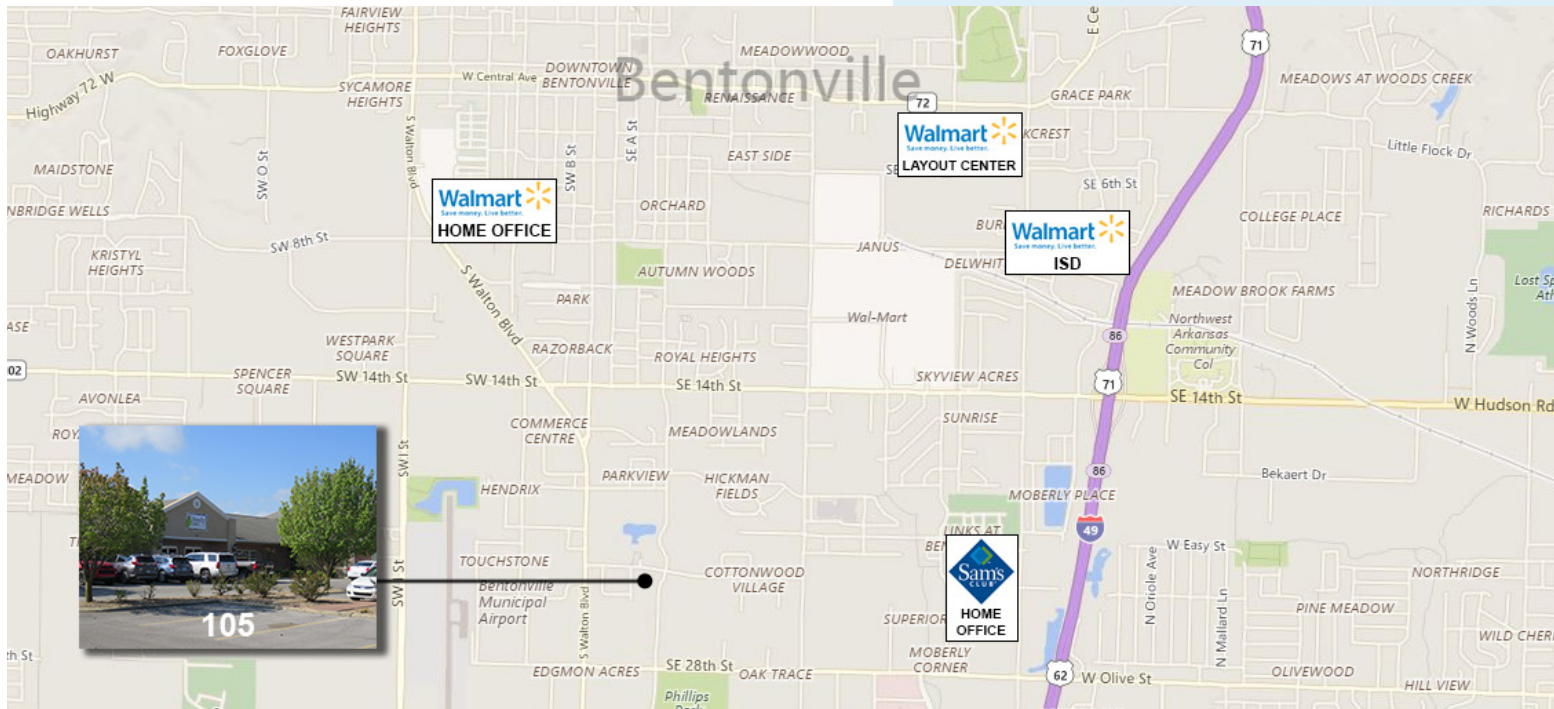
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KEY FEATURES/HIGHLIGHTS

PRICE: \$2,257,013 (\$134.71 PSF)

- > 100% Leased
- > 16,755 Rentable Square Feet on 1.37 +/- Acres
- > Built in 2003
- > One story Class B office building
- > Zoned C-3
- > Multiple tenants including Electronic Arts, Inc. and Ready Pac Foods, Inc.

LOCATION



PHYSICAL DESCRIPTION

The office buildings were constructed in 2003 and is improved with spacious office suites equipped with modern amenities. The 100% leased office building is strategically located in the South Walton Plaza office park just east of South Walton Blvd.

PRICING OVERVIEW

	SF	PSF	ANNUAL
Rental Income	16,755	\$14.07	\$235,714
Operating Expenses		\$3.29	\$55,144
Net Operating Income		\$10.78	\$180,570
Cap Rate			8.00%
Sale Price			\$2,257,013





CONTACT US

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