

Real Estate

# AUCTION

FANTASTIC  
LOCATION

Tuesday \* Jan. 20, 2009 \* 1 PM

2605 W Main ~ Clarksville

CALL FOR  
SHOWING  
ANYTIME

**PRIME  
COMMERCIAL  
PROPERTY**

[NWArkansasRealty.com](http://NWArkansasRealty.com)

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Prime Commercial Property located seconds from I-40 on West Main Street.

Perfect for restaurant, office, or retail.

Totally remodeled with new tile floors, ceiling, and paint. Updated electrical and plumbing. Facility is also handicap accessible.

2862 square feet of building on .67 acre lot with ample parking. Three hotels close by.

**DIRECTIONS:** I-40 Exit 55 northeast towards center of Clarksville about 1 block. Property is on the right hand side of the street next to Days Inn.

**TERMS & CONDITIONS:** Successful bidder(s) will pay \$1000 deposit following auction and sign a real estate contract. Seller will accept bids with approval of financing contingency and pre-approval from lender. Seller to confirm high bid within 24 hours. Announcements made at the auction supersede all printed material.



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