



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

**1,750± SQUARE-FOOT
COMMERCIAL BUILDING
MENA | POLK COUNTY, AR**
\$85,000



OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

517 SHERWOOD AVENUE

PROPERTY PROFILE

LOCATION:

- 517 Sherwood Avenue
Mena, AR 71953
- Polk County
- Walking Distance to Janssen
Park & the Arts District
- 11.6± Miles S of Queen
Wilhelmina State Park & Lodge

COORDINATES:

- 34.58325, -94.23654

PROPERTY USE:

- Commercial

PROPERTY INFORMATION:

- 1,750± Square-Foot
Commercial Building
- 5 Rooms
- Rooftop Signage
- Highway 71 Frontage
- Front Paved Parking Spots
- Back of House Parking
- Recent Electrical Upgrades

TAX INFORMATION:

- Parcel 6000-00424-000: \$346



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WELCOME TO 517 SHERWOOD AVENUE

LOCATION! LOCATION! LOCATION! SITUATED AT THE BASE OF THE MOUNTAINS AND THE NEW BIKE TRAILS IN MENA, ARKANSAS, IN A HIGH-TRAFFIC LOCATION, IS A UNIQUE COMMERCIAL BUILDING. Made of block and originally serving as the jail, this 1930's Polk County structure offers 1,750± square feet. Most recently, the space housed a well-loved coffee bistro. The interior space provides a neutral and aesthetically pleasing palette for nearly any business or use. The entrance faces the historic train depot in Mena, which currently houses the Mena Polk County Chamber of Commerce and Museum and will be visible to foot and vehicle traffic from visitors to the area.

You will find a total of five rooms, three of which are well suited to be used for private office space or other stand-alone purposes. Currently, the rooms are open-flowing nicely from the rest of the space and are being used for additional seating for small groups. The remaining space includes a small office, a food prep area, and a large open area currently used for seating. This portion of the building could be modified and reconfigured or left as is. The front of the building features picture windows, a glass-entry door, and rooftop signage that offers major curb appeal.



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MORE ABOUT 517 SHERWOOD AVENUE

Recent upgrades have been made to the electrical system to include a newer 200 Amp electrical panel that services the building. Modern lighting is found throughout, creating an ambient vibe. Natural gas is available. Currently a coffee shop, the footprint easily seats 50+ patrons. There is a single restroom for guests and staff and additional plumbing in the kitchen area along with one of the back rooms. The building is made of block, so additional plumbing changes would need to be looked at by a licensed plumber to see if additional modifications can be made.

With the anticipated growth of this area and the need for services that support outdoor enthusiasts, the possibilities of the building are truly wide open.

**Contact Luke Alston or Deedee Alston today
to discuss options and to schedule a private tour.**



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1,750± SQUARE-FOOT COMMERCIAL BUILDING 517 SHERWOOD AVE MENA POLK COUNTY, ARKANSAS



Directions From the Intersection of Mena Street and Hwy 71 in Mena, AR: Travel north on Mena Street. Turn left on Sherwood Avenue and the building will be on the right, across from the Mena Depot.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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Information is believed to be accurate but not guaranteed.