

**1400 REEVES AVENUE
MENA | POLK COUNTY, AR**
\$329,000

COMMERCIAL OPPORTUNITY



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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1400 REEVES AVENUE

PROPERTY PROFILE

LOCATION:

- 1400 Reeves Avenue
Mena, AR 71953
- Within the City Limits
- Polk County
- 0.4± Miles W of Janssen Park
- 0.7± Miles W of Downtown Mena
- 0.7± Miles W of the Mena
Historic Train Depot
- 2.2± Miles S of the Trails at Mena
- 9.5± Miles NW of the
Wolf Pen Gap West Trailhead
- 12± Miles S of Queen
Wilhelmina State Park
- 77± Miles W of Hot Springs
- 80.5± Miles S of Fort Smith
- 99± Miles N of Texarkana, TX
- 247± Miles NE of Dallas, TX

COORDINATES:

- 34.5795, -94.24685

TAX INFORMATION:

- Parcel: 6000-01209-0000 \$39
- Parcel: 6000-01208-0000 \$1,362

PROPERTY USE:

- Commercial
- Investment
- Day Care, Salon/Spa,
Medical/Dental Office

PROPERTY INFORMATION:

- 0.57± Acre Corner Lot
- 3,614± SqFt Building
- Wheelchair Accessible
- Circle Drive
- Drive-Up Canopy
- Vinyl Windows
- Vinyl Siding & Masonry
Wainscoting
- Metal Roof
- Gutters and Leafguards
- Gazebo/Patio
- Covered & Fenced Play Area
- Fenced Playground
- Basketball Court
- Storage Shed



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WELCOME TO 1400 REEVES AVENUE

WELCOME TO 1400 REEVES AVENUE IN THE HEART OF MENA, ARKANSAS. A well-maintained 3,614± square-foot commercial building sits on a 0.57± acre lot at the corner of Reeves Avenue and Tyler Street. The Polk County property currently serves as a daycare facility, offering a prime downtown location, versatile interior spaces, and excellent potential for various commercial, professional, community, or group uses.

The building is constructed of brick and vinyl siding and features a metal roof, gutters with leaf guards, newer vinyl windows, and masonry wainscoting for durability and reduced maintenance. A concrete circle drive, paved access on two sides, wheelchair-accessible ramps and entrances, and additional rear parking provide convenient access for customers, employees, and visitors.



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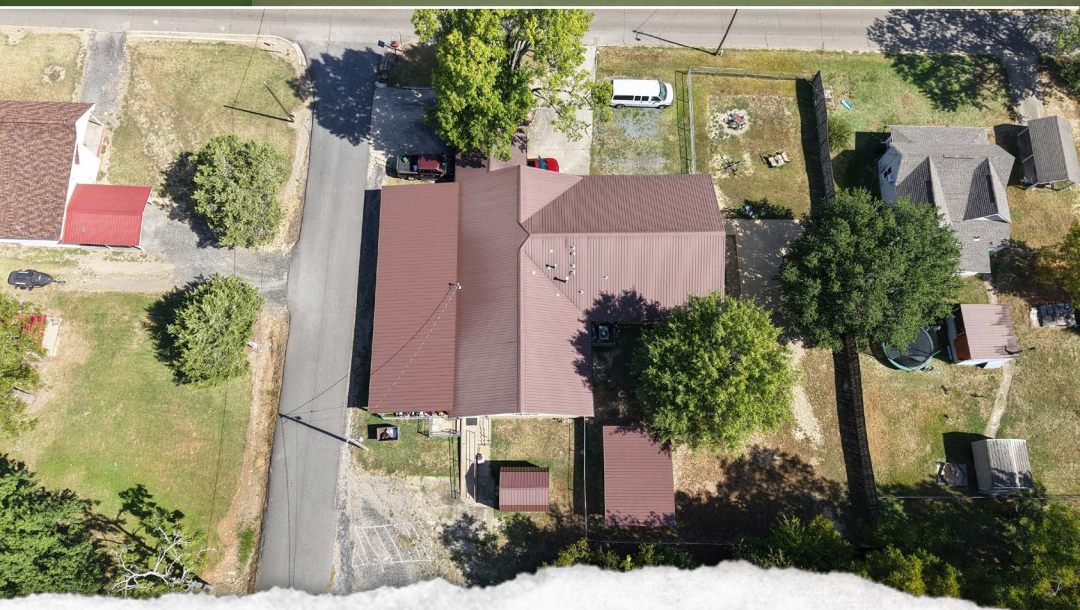


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MORE ABOUT 1400 REEVES AVENUE

Inside, the building offers a functional and flexible layout with numerous spacious rooms ideal for offices, classrooms, treatment rooms, meeting spaces, or other specialized areas. Abundant windows provide plenty of natural light. The entry and front desk area features two sets of large windows and an adjacent filing/storage room. A large front room includes three individual sinks, making it well suited for group or childcare use, while a separate bathroom provides three toilets, an additional sink, and a shower.

Toward the rear of the building is another large room with French doors leading to the exterior, along with a children's bathroom featuring two sinks and two toilets. Additional spaces include an infant room with its own exterior entrance, a laundry area with storage, and a small sink with a diaper-changing station. A large playroom features double exterior doors, four sets of windows, and convenient access to a fenced playground. The spacious kitchen is equipped with a stainless-steel three-bay sink, an additional handwashing sink, a large pantry, and a mechanical closet. These features provide flexibility for a variety of commercial or community uses where food preparation may be required.



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The building also includes a main restroom with a mop sink and additional restroom areas with multiple fixtures. The building has vinyl tile flooring throughout, with recent updates to the entry and front office flooring. The front sheetrock walls have been freshly painted and feature bullnose corners. A water fountain, washer/dryer hookups, and a separate laundry space add to the functionality. Heating and water systems are powered by natural gas, and one of the HVAC/furnace units has been recently replaced.

Outside, the property offers two fenced areas with additional possibilities for recreation, seating, storage, or secure display space. On the east side of the building is a playground area with chain-link fencing and a wheelchair-accessible ramp. A covered outdoor area features a red-iron metal roof and concrete floor, creating an ideal space for outdoor seating, activities, recreation, or merchandise display. A second yard includes a concrete pad, gravel and grassy areas, a newer square gazebo/lean-to with a concrete floor, and mature shade trees. The rear portion of the property provides additional parking and usable space. An unused city street divides the rear lot, leaving valuable room that could accommodate additional parking, outdoor activities, or potential future expansion.



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MORE ABOUT 1400 REEVES AVENUE

Located just over two miles from the Mena Bike Trails, the property also offers an opportunity for a business looking to capitalize on the area's outdoor recreation, tourism, and continued downtown growth. Whether continuing its use for childcare, community, or group activities, converting it to professional offices, medical or dental space, retail, or another commercial venture, this property provides the space and flexibility to bring your vision to life.

The downtown location, corner-lot visibility, flexible floor plan, accessibility features, specialized rooms, kitchen facilities, fenced outdoor areas, ample parking, and proximity to the Mena Bike Trails make this property an outstanding opportunity for an owner-user, investor, or entrepreneur.

Call Drey Ozanich or Deedee Alston today to schedule a private showing and experience #TheSmallTownWay!

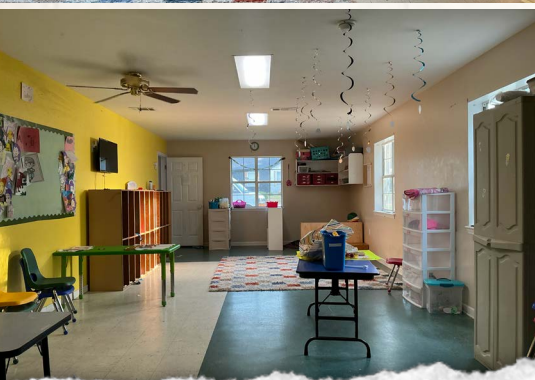
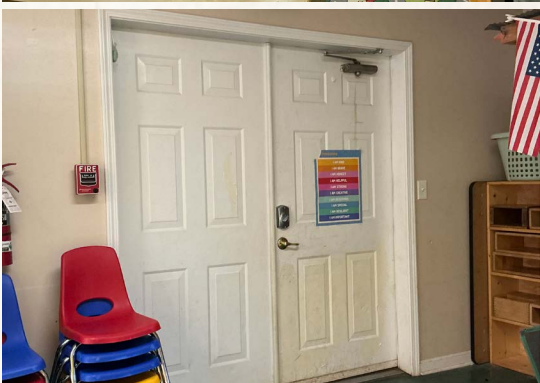


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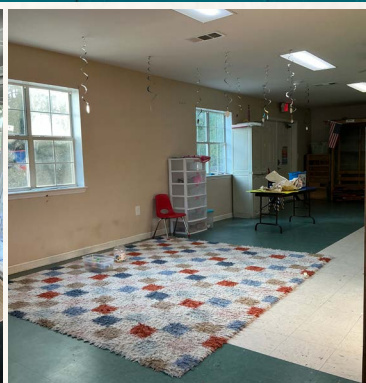
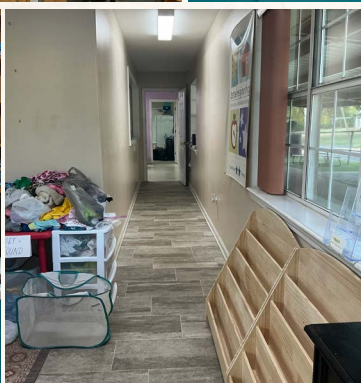


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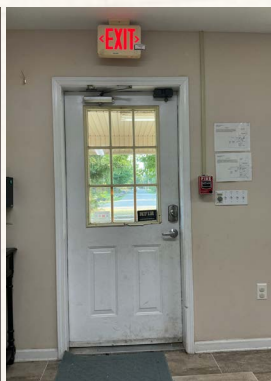
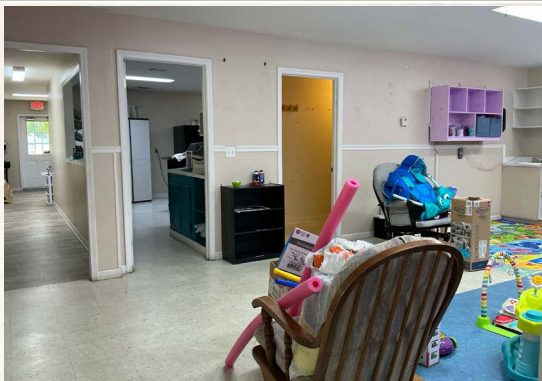


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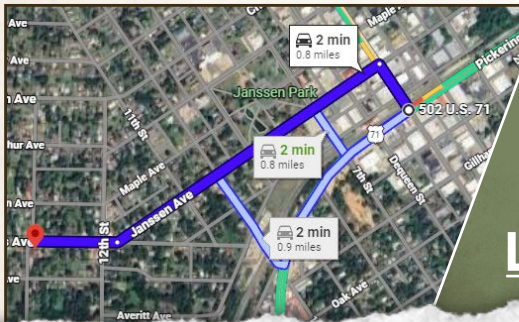
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land id. LINK



Directions From the Intersection of Highway 71 and Mena Street in Mena, AR: Travel 500 feet north on Mena Street. Turn left on Janssen Avenue and continue 0.6 miles. Make a slight right on Reeves Avenue and the property will be on the left in 500 feet.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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