



VIDEO

Property Description

Exceptional opportunity to own or lease a professional medical office building in the heart of Prescott, Arkansas. Located at 1440 W 1st St N, this former hospital offers over 10,000 sq ft of medical-grade space, including radiology infrastructure, exam rooms, administrative offices, and reception areas. Currently, a well-established family practice occupies approximately two-thirds of the building, providing immediate rental income and stability for investors.

The remaining one-third of the space is vacant and ready for occupancy—ideal for expanding medical services such as specialty care, urgent care, dental, physical therapy, or wellness clinics. The building is situated on a large lot with ample parking, convenient highway access, and strong visibility.

Whether you're an investor looking for income-producing property or a medical professional seeking a space to own or lease in an underserved market, this property offers built-in value with long-term growth potential in a community with increasing demand for healthcare services.

Schedule your private tour today and explore the possibilities at 1440 W 1st St N—where location, function, and opportunity come together.

Property Highlights

- Over 10,000 sq ft (approx.) of total space
- Radiology capabilities and former hospital infrastructure
- Partially leased with income-generating family practice tenant
- 2/3 of building vacant and move-in ready for medical use
- Ample parking and easy access to I-30 and Hwy 67
- Strong potential for healthcare expansion or investment

Offering Summary

Sale Price:	\$1,394,900
Lot Size:	1.24 Acres
Building Size:	9,792 SF

Demographics	1 Mile	5 Miles	15 Miles
Total Households	584	1,633	6,076
Total Population	1,586	4,155	14,955
Average HH Income	\$44,975	\$50,382	\$62,920



Jason Edington

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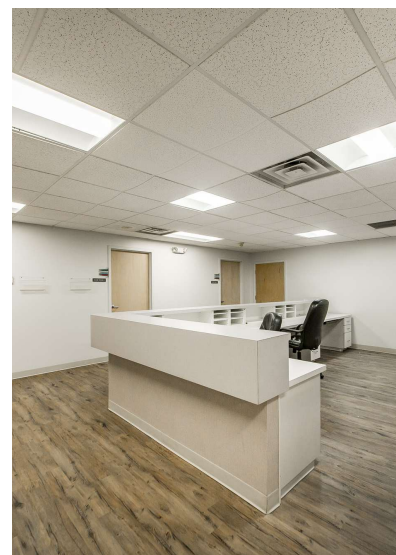
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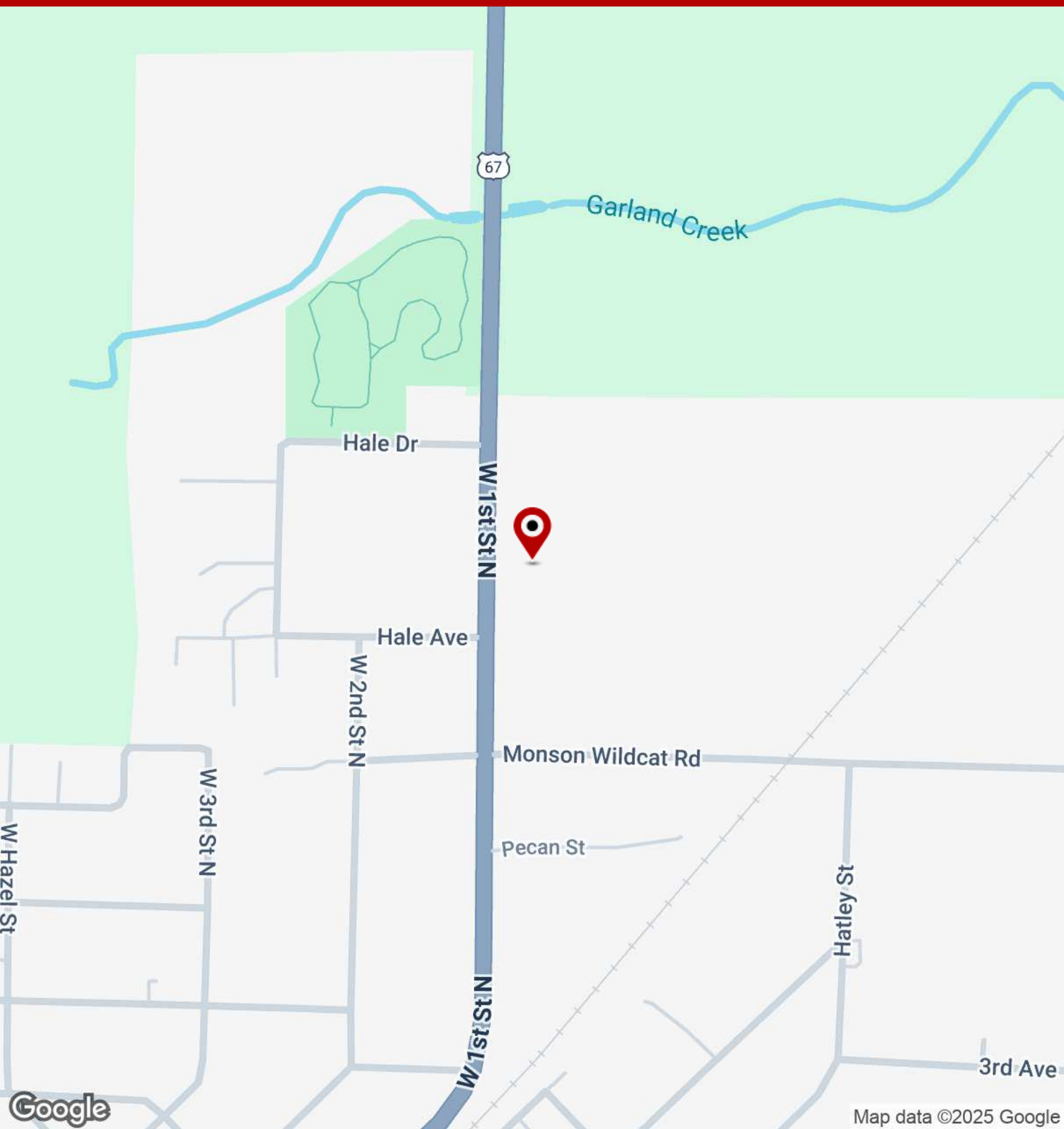


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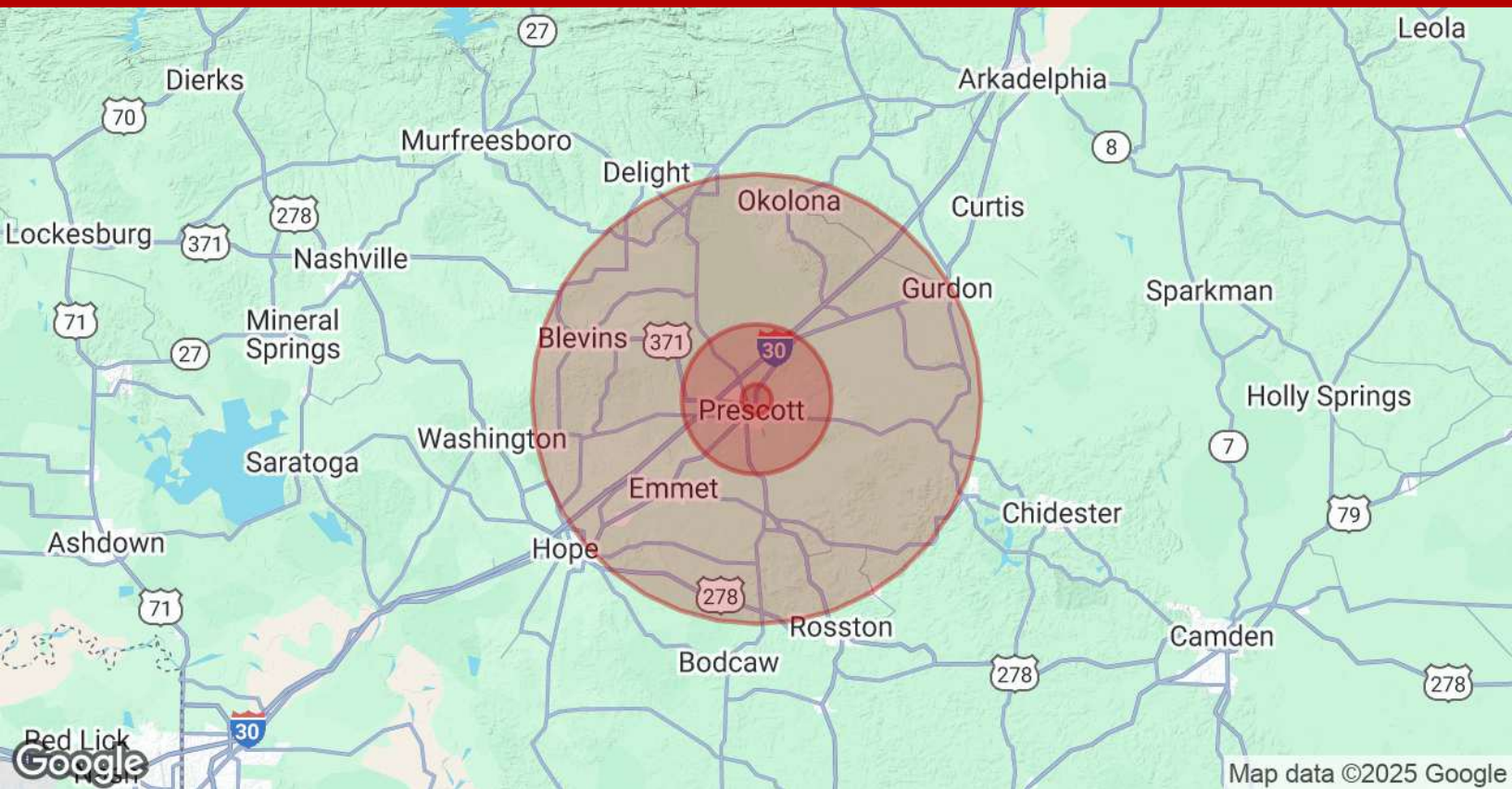
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Population	1 Mile	5 Miles	15 Miles
Total Population	1,586	4,155	14,955
Average Age	41	42	42
Average Age (Male)	40	40	41
Average Age (Female)	43	43	43

Households & Income	1 Mile	5 Miles	15 Miles
Total Households	584	1,633	6,076
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$44,975	\$50,382	\$62,920
Average House Value	\$73,401	\$89,792	\$120,437

Demographics data derived from AlphaMap



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