

FOR SALE ~ the SOUND ROOM

817 Garrison Avenue, Fort Smith, Arkansas



4611 Rogers Avenue
Fort Smith, Arkansas
72903



Purchase Price	\$675,000
Total SF	7,632
Number of Stories	2
Maximum Capacity	700
Zoning	C-6
Lot Size	0.16 AC

Tyler Teague

Sales Associate

479.478.6161

tyler@rhghan.com

rhghan.com

PROPERTY OVERVIEW

Premier live music venue in the region! Has hosted numerous big-name musicians from around the country. Open air seating downstairs and upstairs with terrific view of the stage.

Greenroom for accommodating visiting bands before and after shows. Full bars on both floors. Maximum Capacity 700.

Downtown historic Fort Smith. Surrounded by restaurants, retail establishments, hotels and so much more.

PROPERTY FEATURES

- Full bars on both floors
- Open air seating
- Kitchen
- Green Room

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