



## Bluff City Convenience Store

Arkansas' City of Progress in the  
"Emerald of the Arkansas Forest Land"

Discover Why Prescott Nevada County  
Is Such a Great Location  
For Your Investment!



Like New Store in Great  
Location



Includes All Equipment  
and Furnishings

**Address:** 4968 Hwy 24 East  
**Community:** Bluff City  
**County:** Nevada  
**School District:** Prescott  
**Year of Construction:**  
**Formerly:** N/A – Currently operating as Willie's Grocery & Deli  
**Product Produced:** Convenience Store/Car Wash/Laundromat  
**Exterior:** Metal siding  
**Roof:** Metal roofing  
**Building Size:** 2,400 sq ft store/750 sq ft Laundromat/825 sq ft storage  
**Sales Price of Building:** \$190,000  
**Within City Limits:** Yes, Bluff City  
**Parking On-Site**

### Site Description

**Topography:** Level  
**Boundaries:** N – Hwy 24; W – Hwy 387  
**Other Major Structures:**

### Transportation

**Highway Access:** Located at prominent road intersection in eastern Nevada County, midway between Prescott and Camden, and near popular White Oak Lake State Park

**Remarks:** Well established business located on a busy state highway, midway between Camden and Prescott. Nearby is White Oak Lake State Park, a very popular park with numerous outdoor recreational opportunities. Business includes a very popular convenience store with convenience store items, a deli and a dining room area. Additionally, the business includes a Laundromat with 10 washing machines and 10 dryers and an open-bay carwash. A profitable business, the owner wishes to retire.

**For Further Information Contact:**  
**Donnie Crain**  
**Prescott Nevada County Economic Development Office**  
**P.O. Box 307**  
**Prescott, AR 71857-0307**  
**(870) 887-6208**  
**(870) 887-5317 – Fax**  
**dcrain@iocc.com**