

FLEX BUILDING FOR SALE

1110 W 7TH STREET | LITTLE ROCK, AR 72201



FOR SALE **\$1,395,000**

Lauren Atkins
Commercial Agent



- Building consists of approximately 49,000± SF
 - Approx. 30,000± SF warehouse space
 - Approx. 15,000± SF office space
 - Approx. 3,100± SF commercial kitchen
- Property is 50% occupied - contact agent for details
- 0.96± acre site, strategically located in downtown Little Rock, with close proximity to the Arkansas State Capitol and the River Market
- Highly visible location with abundant 7th Street frontage, with easy access to I-630 via Chester St.
- Zoned UU - Urban Use
- Year built: 1980
- Traffic count: 12,000± VPD on 7th Street



501-374-2303



latkins@hosto.com



www.haybarrealestate.com

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AGENCY/OWNERSHIP DISCLOSURE

Haybar Real Estate is the agent for the owner of the property described herein and has an ownership interest.

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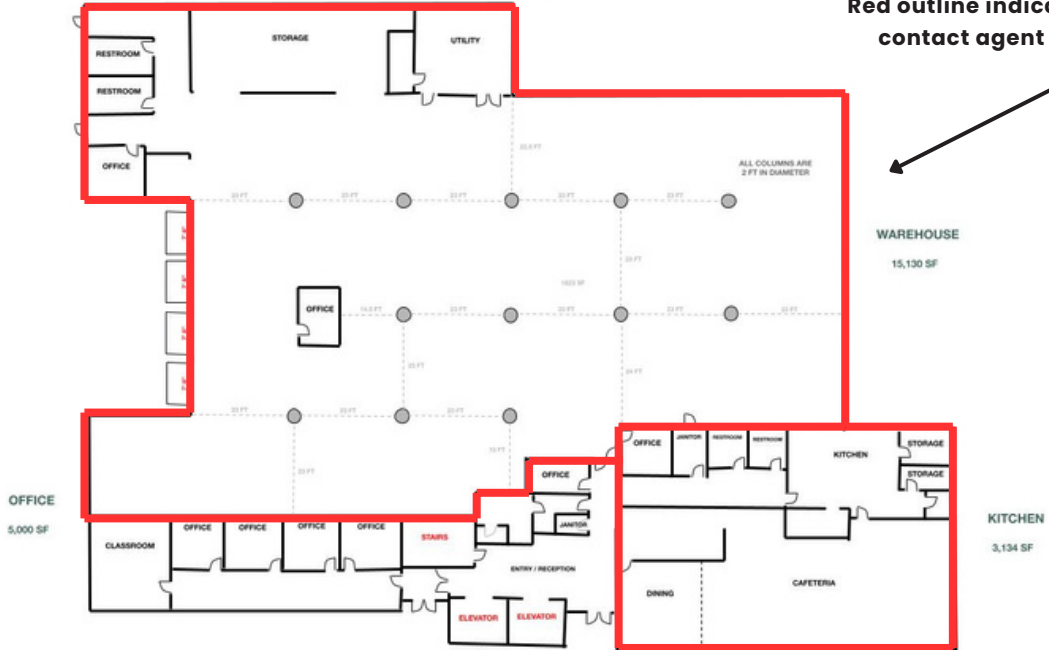
1110 W 7TH STREET | LITTLE ROCK, AR 72201



1110 W 7th Street, Little Rock, AR 72201

First Story Layout

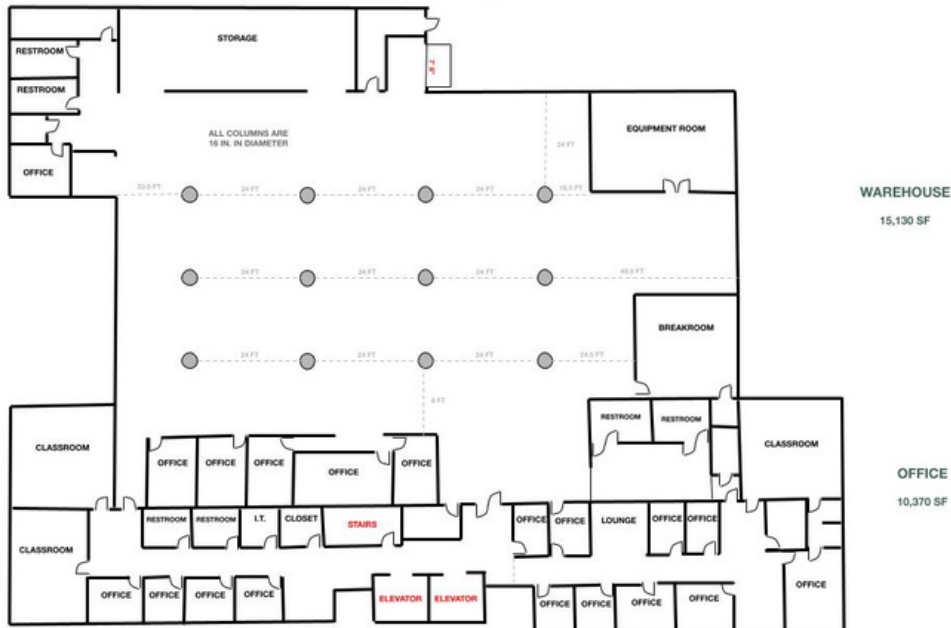
23,264± TOTAL SQFT



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Second Story Layout

25,500± TOTAL SQFT



Disclaimer: Layouts and illustrations are artistic representations and may not be to scale.



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