



**SALE**

## 28th and Elm

**28TH AND ELM**

Pine Bluff, AR 71603

**PRESENTED BY:**

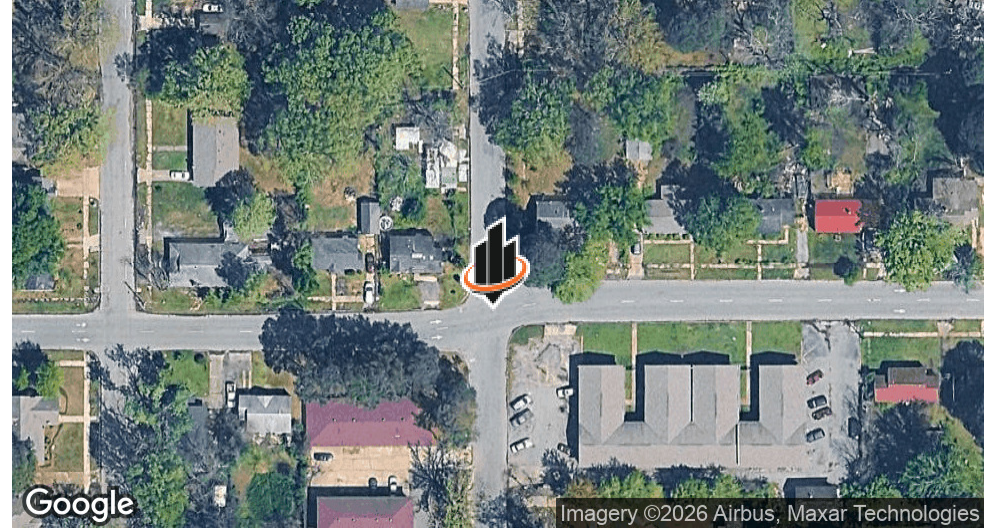
**NATHAN HUTCHINS**

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AR #PB00063530

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$899,900
<b>NUMBER OF UNITS:</b>	29
<b>BUILDING SIZE:</b>	35,000 SF
<b>NOI:</b>	\$66,797.30
<b>CAP RATE:</b>	7.42%

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## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Pine Bluff, AR! This impressive property, located at the intersection of 28th and Elm, boasts a spacious 35,000 SF building, comprising 29 units perfectly suited for multifamily or high-rise development. With a prime location in the thriving Pine Bluff area, this property presents a compelling investment prospect for those seeking to capitalize on the growing demand for urban living spaces. Offering ample space and potential for customization, this property is poised to meet the needs of discerning investors looking to make their mark in this dynamic real estate market.

## PROPERTY HIGHLIGHTS

- Prime 35,000 SF building
- 29 units, ideal for multifamily/high-rise development
- Strategic location in Pine Bluff area

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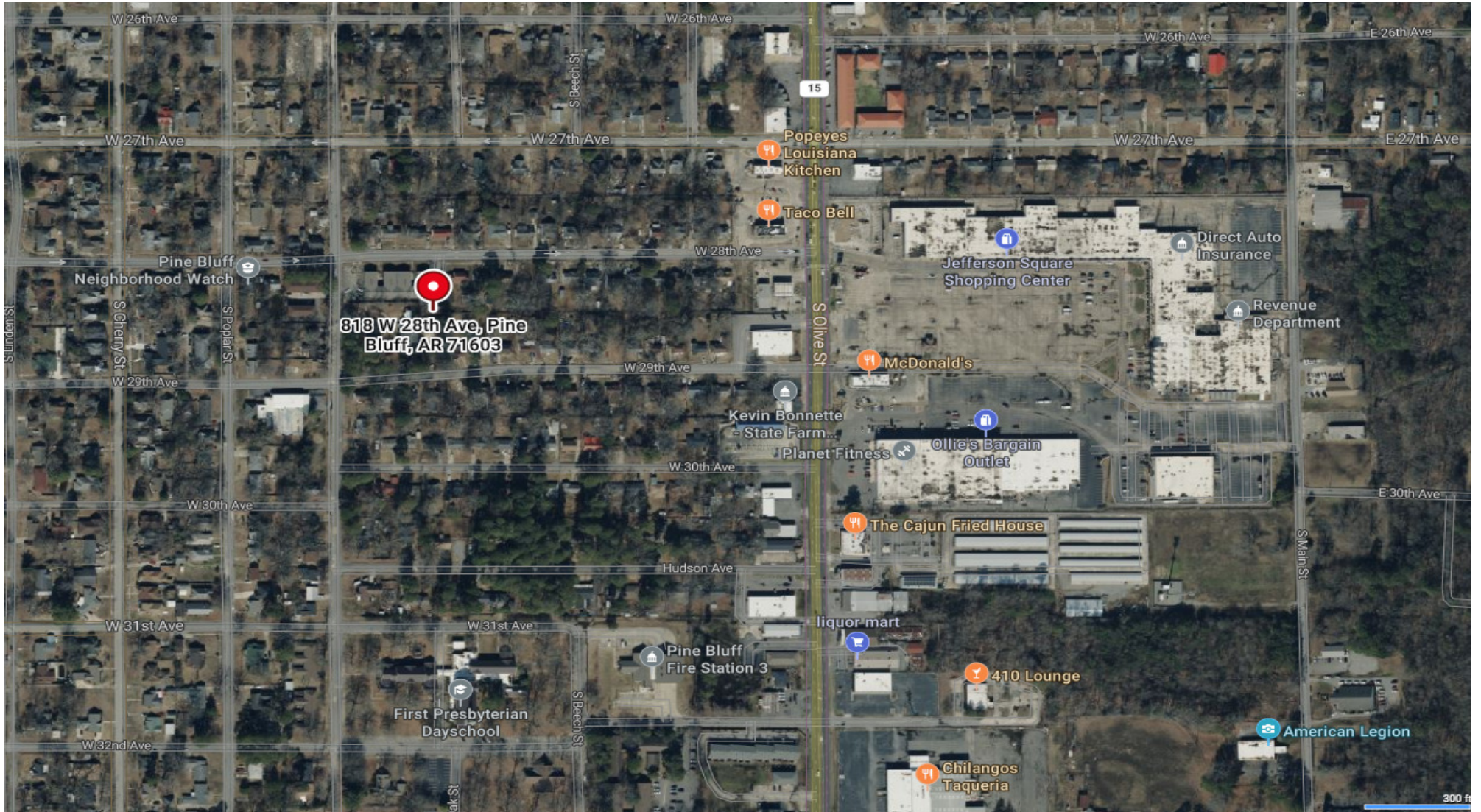
## ADDITIONAL PHOTOS



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