

MEDICAL SPACE REDEVELOPMENT OPPORTUNITY

Kanis Office Building for Sale | 13310 Kanis Rd | Little Rock, AR 72211

**±1.71 AC EXCESS LAND
INCLUDED FOR
FUTURE EXPANSION!**

**NEW
PRICE
\$750,000**



EXTERIOR FRONT VIEW
AI CONCEPTUAL RENDERING

BILL PUDDEPHATT, CCIM
AGENT
O 501.375.3200 | D 501.244.7508
bpuddephatt@kelleycp.com

DARYL PEEPLES
PRESIDENT | PARTNER | PRINCIPAL BROKER
O 501.375.3200 | D 501.244.7504
dpeoples@kelleycp.com



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PARTNERS**

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AVAILABLE

±3,907 SF Office Building on ±2.71 Acres

NEW SALE PRICE

~~\$850,000~~ **\$750,000**

COMMENTS

- Excellent redevelopment opportunity
- Currently an assisted living home with a layout that can be remodeled into modern medical/professional office space
- Well suited for medical office, physical therapy, outpatient clinic, health spa, or general office users
- ±1.71 acres of excess land provides excellent opportunity for future building expansion, additional parking
- Prime Kanis Road corridor location in West Little Rock, surrounded by strong growth and new development
- Includes a large, modern storage structure plus an on-site power generator for added operational support

EXTERIOR EAST SIDE



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RECEPTION AREA



DOCTOR STATION



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PATIENT EXAM ROOM



AI CONCEPTUAL RENDERING

BREAKROOM



AI CONCEPTUAL RENDERING

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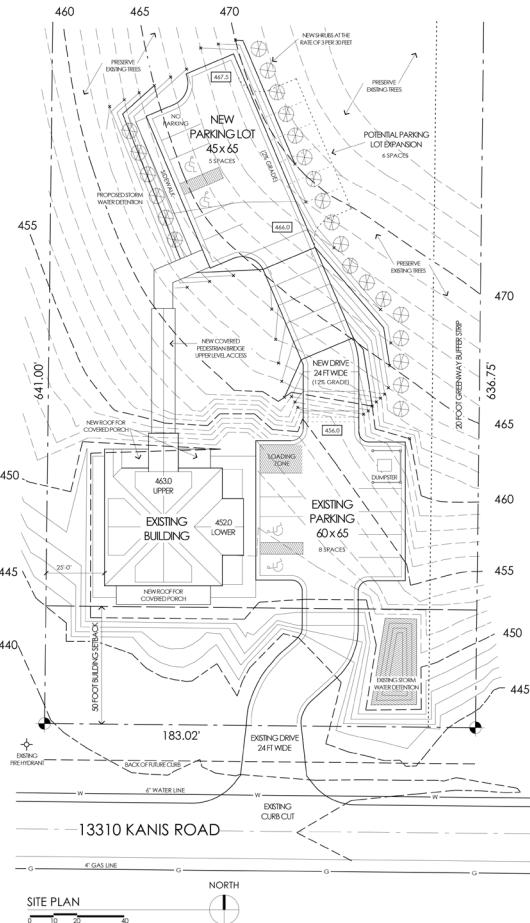
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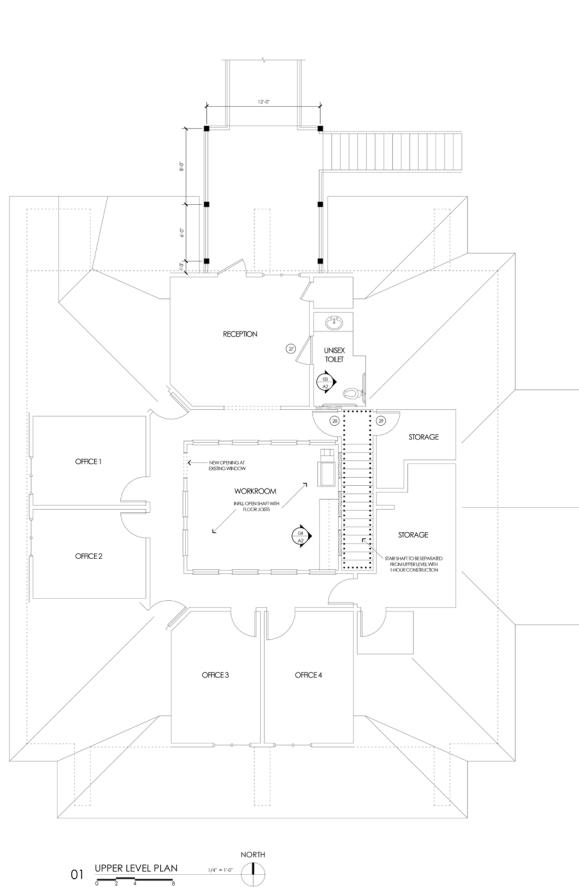
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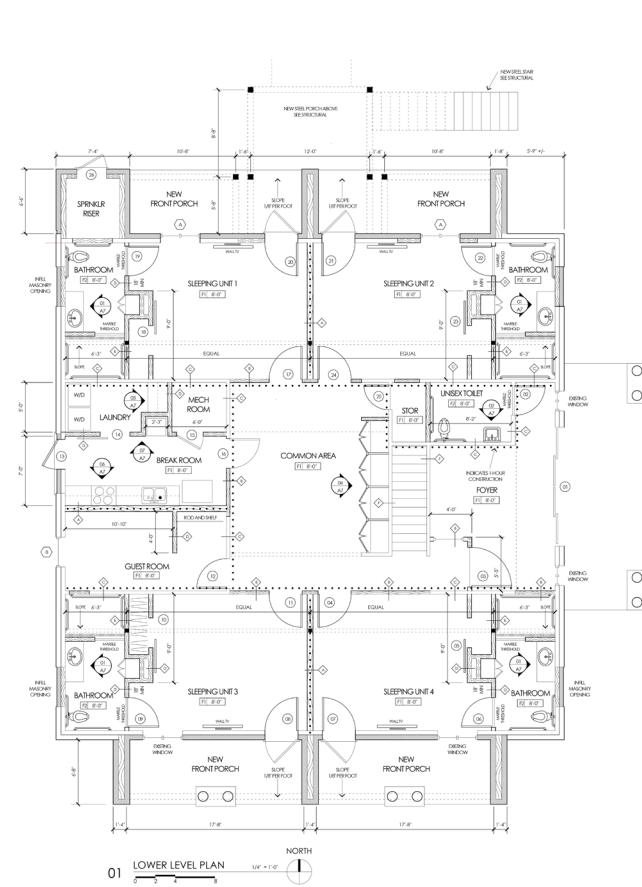
EXTERIOR



UPPER LEVEL



LOWER LEVEL



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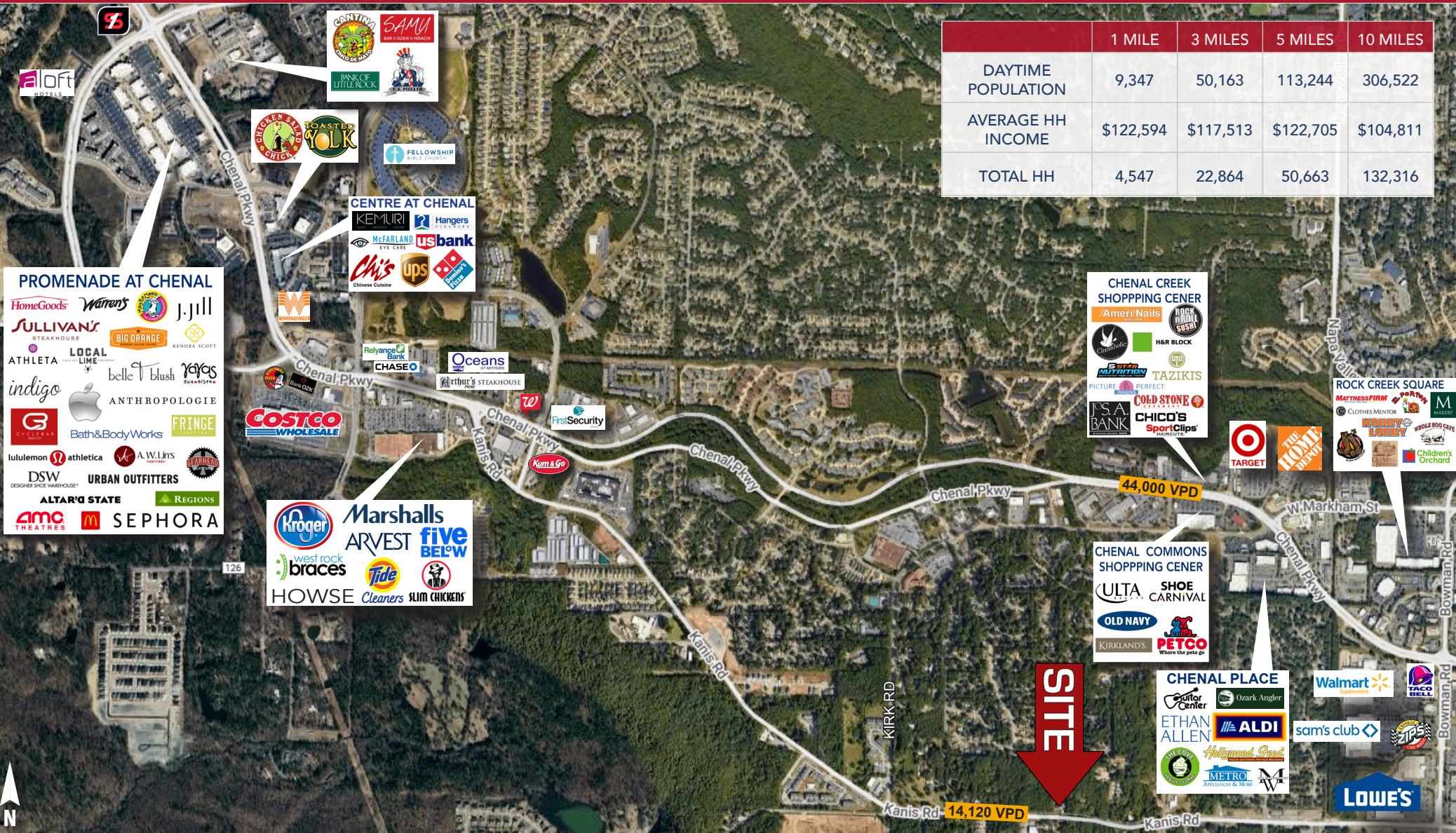


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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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AGENT



DARYL PEEPLES
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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002



**KELLEY COMMERCIAL
PARTNERS**

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