



PRICE IMPROVEMENT!

FOR SALE/LEASE

**2 COMMERCIAL BUILDINGS
HILLCREST CORIDOR**

 **2017 KAVANAUGH BOULEVARD & 525 N. PINE STREET
LITTLE ROCK, AR 72205**

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

REED GIBBONS

501.580.7000 | WWW.RPMGROUP.COM
RGIBBONS@RPMGROUP.COM



PROPERTY INFORMATION

Discover this unique property in the heart of the Hillcrest Corridor, just minutes from local restaurants, shopping, and more. This listing features two distinct buildings: a 4,400 SF ± former retail building and a 1,436 SF ± home situated at the corner of North Pine and Kavanaugh Blvd. The home, zoned C-3, offers incredible potential for redevelopment or an ideal setup for living near your business. With 2 bedrooms, 1.5 bathrooms, and a location that blends convenience and charm, this property is a rare find. Don't miss out on this exceptional investment opportunity!

> SALE PRICE	\$1,275,000 \$1,100,000	> 2017 KAVANAUGH	4,400 SF ±
> LEASE RATES		> 525 N. PINE	1,436 SF ±
2017 Kavanaugh	\$3,000/MONTH NNN	> LAND AREA	0.13 ACRES ±
525 N. Pine	\$2,000/MONTH NNN	> ZONING	C-3



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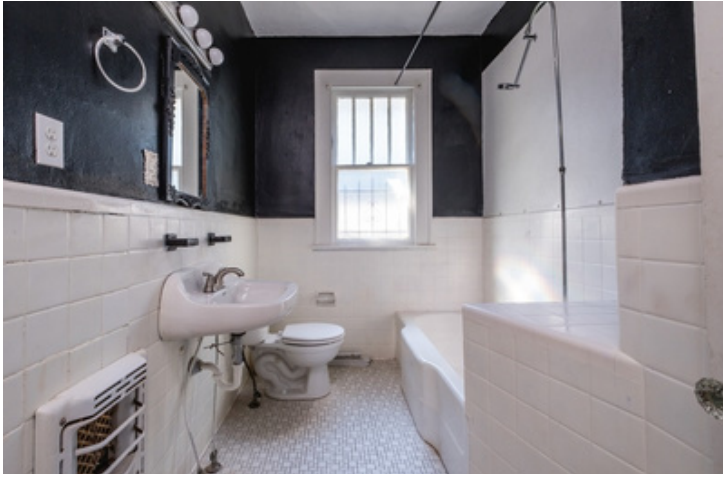
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