

HISTORIC DOWNTOWN PROPERTY FOR SALE

Solomon Gans Property | 1010 W 3rd St | Little Rock, AR 72201



BILL PUDDEPHATT, CCIM
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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

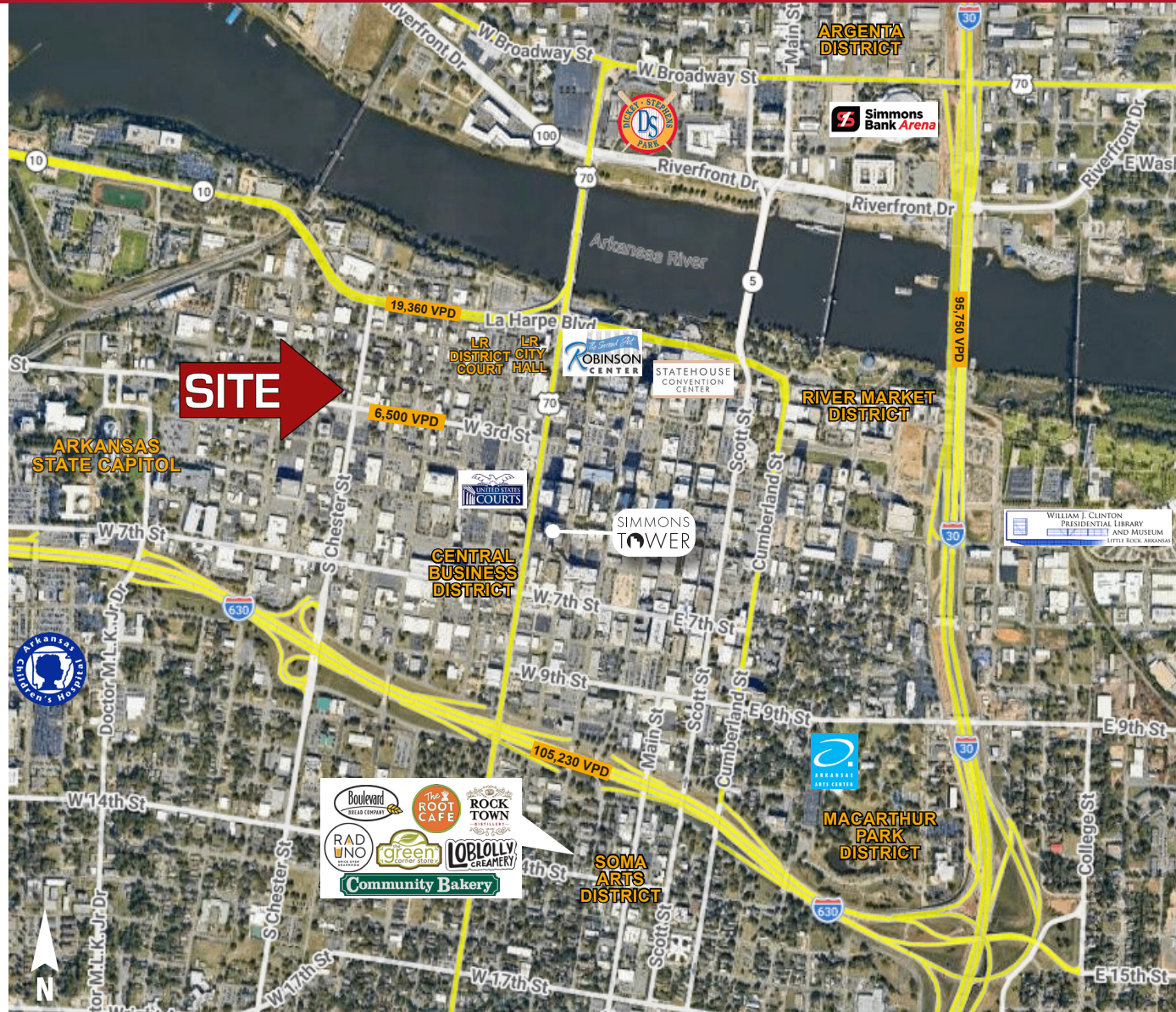
±10,202 SF on ±0.60 AC consisting of **±6,384 SF** primary building with an **additional ±2,285 SF** finished basement, plus **±1,533 SF** two-story carriage house with a fully remodeled apartment

PRICE

\$950,000

COMMENTS

- Rare opportunity to purchase the historic Solomon Gans property, a prominent gray granite Richardsonian Romanesque-style property listed on the National Register of Historic Places
- Situated on ±0.60 acres with 30 on-site parking spaces, a rare and valuable amenity in downtown Little Rock
- Distinctive historic features include 10 stained-glass windows, 4 fireplaces, detailed craftsmanship, and quality construction throughout
- Ten (10) private offices and three (3) conference rooms
- Zoned UU, Urban Use, allowing flexibility for a variety of potential uses
- Current use as law offices, with flexible potential for professional office, residential, or boutique hotel use
- Prime downtown location at the intersection of Chester & 3rd St with convenient access to I-630, I-30, and I-40
- Located near federal and state courthouses, the Arkansas State Capitol, State and Federal agencies, Arkansas Children's Hospital, UAMS, the Statehouse Convention Center, Arkansas Museum of Fine Arts, River Market District, SoMa District, hotels, restaurants, and other downtown amenities



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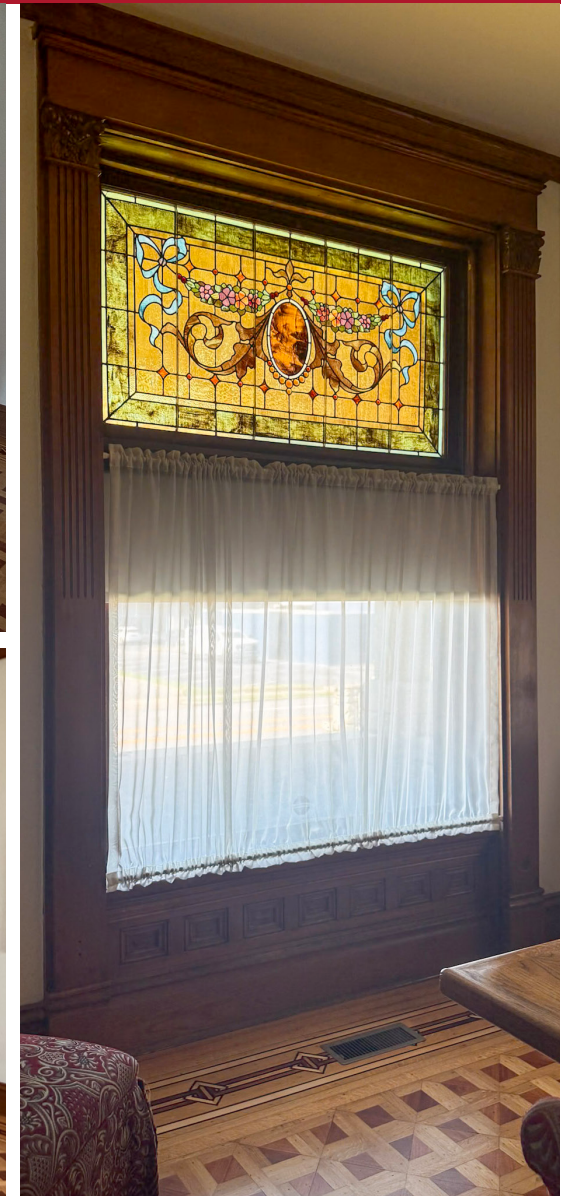


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CARRIAGE HOUSE

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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.



BILL PUDDPHATT, CCIM
AGENT

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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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