

## **Offering Price:**

\$4,495,000

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#### **Colliers | Arkansas**

1 Allied Drive, Suite 1500 Little Rock, AR 72202 P: +1 501 372 6161 F: +1 501 372 0671

# Hot Springs Former Medical Office

#### **Features**

Lot size: +/- 2.22 acres

Building size: +/- 30,000 SF

• Offering price: \$4,495,000

Two-story building

• 1st floor: unfinished space

- 2nd floor: fully built-out offices, board rooms, waiting areas, break rooms
- Building equipped with energy saving windows and geothermal HVAC system
- Zoned: C-N, Neighborhood Commercial
- Traffic count: approximately 14,000 vehicles per day on Malvern Avenue

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**FOR SALE** 

# Neighborhood Map



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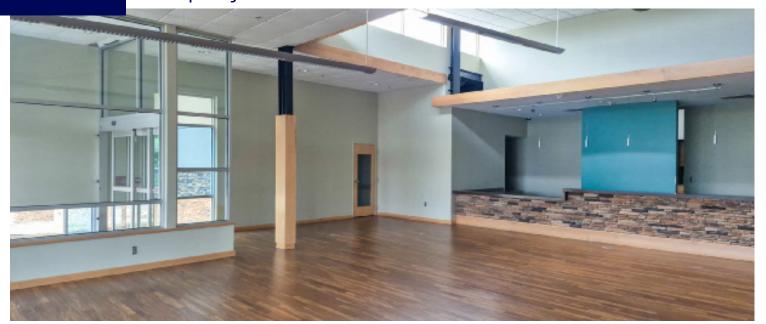
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# **Property Photos**







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