



7615 Stagecoach Road

COMMERCIAL LISTING INFORMATION			
MLS #:	24039647	Area:	025
Status:	Active	LIT - OTTER CREEK, WESTFIELD & SUR	
Type:	Building and Land	List Price:	\$250,000
City:	Little Rock	Orig. Price:	\$250,000
Inside City Limits?	No	Subdivision:	Not in Subdivision
Virtual Tour:		Sale/Rent:	For Sale
To Show Call:		M D Schedule a Showing	
SOLD INFORMATION			
SP:	ConDte:	SP/SqFt:	SAG:
FIN:	CLSD:		SO:

List Agent: Michele Woods - Agent: 501-529-8555	Market Time: 51	Entered Twice: No
List Office: McGraw Realtors - Benton Ofc: 501-443-8300	County: Pulaski	Listing Svcs: 1. Full Service
Appx SQFT: 1864 LP/SqFt: 134.12	Zip: 72204	Will Subd: No
Appx Yr Built: 1960	Appx Acreage: 7.83	New Construction? No
Appx Lot Size: 341074	Foreclosure (REO): NO	Owner ID#:
Legal: PTW1/SNEGB SW CR NE S88*E755 0	Short Sale?: NO	In-House #:

FEATURES			
Owner/Agent Disclosure	Listing Agent/Broker is seller/owner or has ownership interest	POTENTIAL FINANCING	New Loan-Conventional, Cash Immediately-With Deed
ACCURACY OF EXPENSES	None	POSSESSION	Real Estate, Land
BUSINESS TYPE	None	PRICE INCLUDES	Other Business Interest
DOCUMENTS ON FILE	Boundary Survey	REASON FOR SALE	Paved
EXPENSES INCLUDE	None	ROAD SURFACE	Architectural Shingle
EXTERIOR	Brick, Metal/Vinyl Siding	ROOF	Show Anytime-Registr w/LO
FLOORS	Tile, Luxury Vinyl	SHOWING INSTRUCTIONS	Tax Records
FOUNDATION	Slab	SOURCE OF SQUARE FEET	One Story
HEATING & AIR	Central Cool-Electric, Central Heat-Gas	STORIES	Traditional
LEASE TYPE	None	STYLE	None
LOT	Level, Wooded, Not in Subdivision, Flood Insurance Required	TENANT EXPENSES	Near Interstate, High Traffic Location, High Visibility
		TRANSPORTATION/LOCATION	Sewer-Public, Water-Public, Electric -Municipal, Gas-Natural
		UTILITIES	

FINANCIAL		BUSINESS	
Annual Tax: 1,761.09	Annual Income: 0	Business Name: none	
Annual SI Tax:	Annual Expenses: 0	# Buildings: 1	
Heated SF:	Warehouse SF:	# Parking Spaces: 8	
Cooled SF:	Inside City Limits? No	Employees Notified?	
		Inventory:	

PUBLIC REMARKS
PROPERTY ZONED C-3! Take a look at how close this property is to the interstate! PRIME location and Endless possibilities on this one. Plenty of acreage for you to get creative and use for your business or investment property. Home on property has been stripped but is 3 bedroom, 2 bath and has 2 living areas. Please see survey in assoc. docs. Property is in flood plain, please call listing agent or Co-List agent (Brian Woods) for details! 501-794-7939. BRING AN OFFER!!

DIRECTIONS
From Alexander, head towards West Little Rock (exit across from Bass Pro) Take Stagecoach exit, Turn right at stop light and property will be 3rd property on the right.

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