

COMMERCIAL PROPERTY FOR SALE

11501 Huron Lane | \$ 3,300,000
Little Rock, AR

P4
Realty Group



P4 Realty Group | 8221 Ranch Blvd, Ste A1 | Little Rock, AR 72223 | 501.224.9600 | [www.P4 Realty Group.com](http://www.P4RealtyGroup.com)

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale price:	\$3,300,000
Cap Rate:	7.00%
NOI:	\$231,000
Lot Size:	1.1 Acres
Year Built:	2002
Building Size:	12,975
Zoning:	O-3
Municipality:	Little Rock
Price / SF	\$254.34
Parking ratio:	3.16 : 1,000 SF

PROPERTY OVERVIEW

100% leased commercial investment opportunity in Little Rock, Arkansas. Multiple strong tenants including a CPA firm and medical office. This property is located in central Little Rock, with easy access to burgeoning West Little Rock and thriving downtown.

LOCATION OVERVIEW

11501 Huron Drive is located off of Rodney Parham with easy access to I-430 and I-630. Located near dining and retail establishments like Market Place Shopping Center, Burgundy Hotel and Petit and Keet. Close proximity to Premier Medical Plaza.

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SALE PRICE

\$3,300,00



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