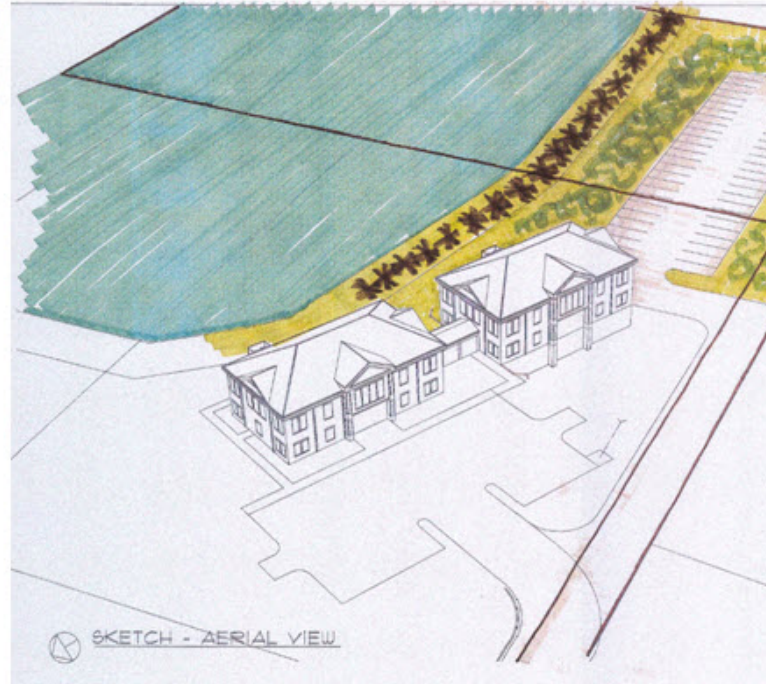


Office Property For Sale

# DEVELOPMENT OPPORTUNITY

12511 CANTRELL ROAD, LITTLE ROCK, AR



## Offering Highlights

Opportunity	Existing building and expansion of development on the site
Site	4.22 acres, covering two adjoining parcels
Building Price	\$1,050,000
Excess Land Price	\$500,000
Existing Building	± 6,080 SF
Leases	Hutchinson Financial, Carle Properties and Meridian Business Brokers
Year Built	1998

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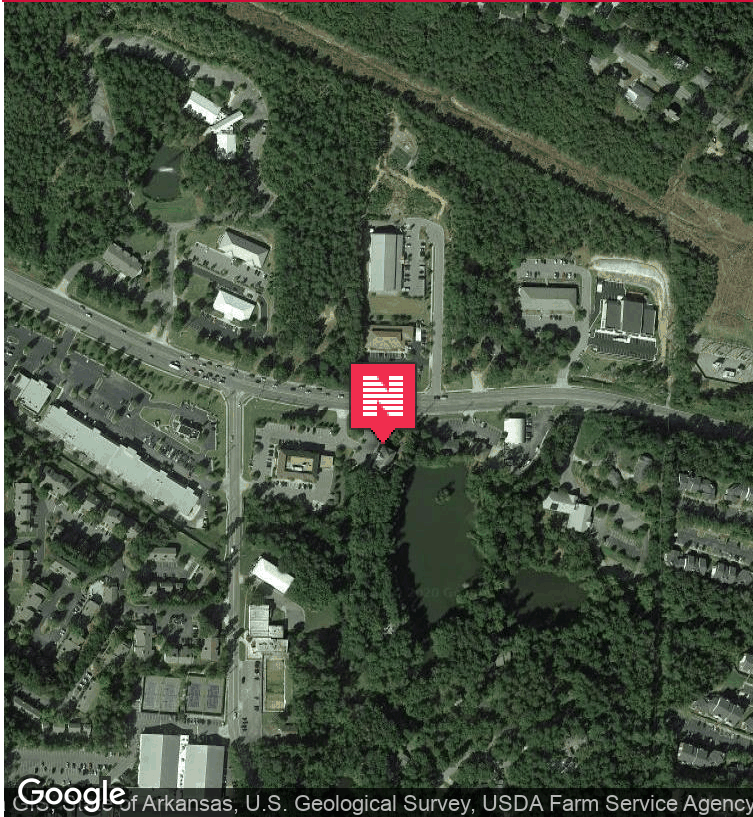
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Office Property For Sale

# DEVELOPMENT OPPORTUNITY

12511 CANTRELL ROAD, LITTLE ROCK, AR



## Property Overview

The property consists of  $\pm 4.22$  acres, including  $\pm 6,080$  square feet of Office space, and is positioned to add another building of similar size, along the adjoining lake and adequate parking.

The property is currently owned by Hutchinson Financial and owner is willing to consider a partial Sale-Lease Back allowing a purchase to stabilize the overall development.