

## OFFICE FOR SALE

### MULTI-USE DOWNTOWN LITTLE ROCK OFFICE/GALLERY/RESIDENCE

909 North Street, Little Rock, AR 72201



#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$360,000
<b>LOT SIZE:</b>	0.19 Acres
<b>BUILDING SIZE:</b>	1,584 SF
<b>ZONING:</b>	Mixed Use
<b>PRICE / SF:</b>	\$227.27

#### PROPERTY OVERVIEW

Charming, recently remodeled studio/gallery/office/residence property in downtown Little Rock!

This 1584+/- square foot freestanding building has been beautifully and thoughtfully remodeled throughout with new flooring, a full kitchen with granite, a great deck for entertaining, downstairs workshop, full baths, and office space. Currently in use as an artist's studio and gallery, this ADA-compliant property is perfect for a professional services office, designer, accountant firm, architect, and more. Fantastic downtown location within walking distance to the River Market Entertainment District, Clinton Presidential Library, the Arkansas Department of Heritage Campus, many iconic Arkansas restaurants, and all downtown attractions.

#### PROPERTY HIGHLIGHTS

- Terrific downtown location, close to all area amenities!
- Fully remodeled and ADA compliant, this artist studio/gallery has great retail potential!
- Full kitchen, full bath, downstairs workshop, office space, and great deck for entertaining
- Property has its own parking lot!
- Perfect for professional office, law firm, architect, accountant, counseling service, designer, or artist's loft!

**KELLER WILLIAMS REALTY**  
501.940.3231  
12814 Cantrell Road  
Little Rock, AR 72223

**JOHNNY MITCHUM, MBA, CPA (INACTIVE)**  
Commercial Director And Prin. Auctioneer (Aalb 1787)  
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All information deemed reliable but is not guaranteed. Prospective buyers and/or their agents should do their own due diligence.



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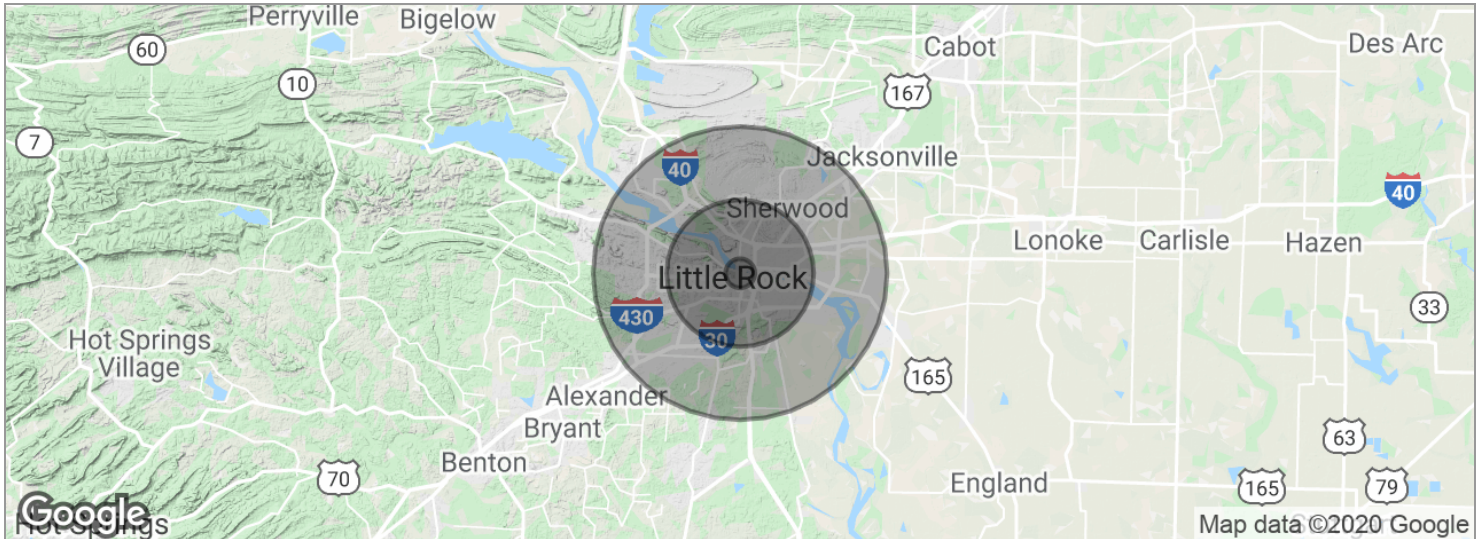
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,454	127,319	311,415
Median age	37.0	36.5	36.0
Median age (male)	35.9	34.1	34.2
Median age (Female)	37.9	38.5	37.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,294	56,576	131,766
# of persons per HH	1.9	2.3	2.4
Average HH income	\$36,492	\$53,627	\$59,292
Average house value	\$125,054	\$154,116	\$167,218

\* Demographic data derived from 2010 US Census

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