



1425 S University Ave

| COMMERCIAL LISTING INFORMATION | | | |
|--------------------------------|-------------------|---------------------|-------------|
| MLS #: | 25045160 | Area: | 020 |
| Status: | Active | | Little Rock |
| Type: | Building and Land | List Price: | \$499,000 |
| City: | Little Rock | Orig. Price: | \$545,000 |
| Inside City Limits? | Yes | Subdivision: | |
| Virtual Tour: | | Sale/Lease: | For Sale |
| To Show Call: | (501)860-8306 | | |
| SOLD INFORMATION | | | |
| SP: | ConDte: | SP/SqFt: | SAG: |
| FIN: | CLSD: | | SO: |

| | | |
|---|------------------------------|--------------------------------------|
| List Agent: Kelly Wei - Agent: 501-860-8306 | Market Time: 142 | Entered Twice: No |
| List Office: LPT Realty Ofc: 501-291-3841 | County: Pulaski | Listing Svcs: 1. Full Service |
| Appx SQFT: 2938 LP/SqFt: 169.84 | Zip: 72204 | Will Subd: No |
| Appx Yr Built: 1985 | Appx Acreage: 0.24 | New Construction? No |
| Appx Lot Size: 0.24 | Foreclosure (REO): NO | Owner ID#: |
| Legal: Lot 5 Block B | Short Sale?: NO | In-House #: |

| FEATURES | | |
|------------------------|---|--|
| Owner/Agent Disclosure | Listing Agent/Broker is neither owner nor of any relation to owner | POTENTIAL FINANCING |
| PROPERTY SUB-TYPE | Retail, Professional Service, Business Service | POSSESSION |
| EXTERIOR | Stone | PRICE INCLUDES |
| FLOORS | Partial Carpet, Vinyl, Tile | REASON FOR SALE |
| FOUNDATION | Slab | ROAD SURFACE |
| HEATING & AIR | Central Cool-Electric, Central Heat-Gas | ROOF |
| LEASE TYPE | Yearly | SHOWING INSTRUCTIONS |
| LOT | Level | SOURCE OF SQUARE FEET |
| | | STORIES |
| | | STYLE |
| | | TENANT EXPENSES |
| | | TRANSPORTATION/LOCATION |
| | | UTILITIES |
| | | New Loan-Conventional, Cash At Closing |
| | | Building, Land |
| | | Owner Moving |
| | | Paved |
| | | Metal |
| | | By Appointment Only, Call Listing Agent |
| | | Tax Records |
| | | One Story |
| | | Traditional |
| | | All Utilities |
| | | Near Interstate, Near Airport, High Traffic Location, High Visibility |
| | | Sewer-Public, Water-Public, Electric |
| | | -Municipal, Gas-Natural |

| FINANCIAL | | BUSINESS | |
|-----------------------------|--------------------------------|-----------------------------|--|
| Annual Tax: 3,476.20 | Annual Income: 39,600 | Business Name: | |
| Annual SI Tax: | Annual Expenses: 5,076 | # Buildings: 1 | |
| Heated SF: | Warehouse SF: | # Parking Spaces: 10 | |
| Cooled SF: | Inside City Limits? Yes | Employees Notified? | |
| | | Inventory: | |

| EXECUTIVE SUMMARY |
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| Own a commercial building located in one of the strongest retail submarkets in central Little Rock. The property is divided into two units: Unit A has just been leased to a CPA office, and Unit B currently serving as an insurance office. Excellent visibility, high traffic counts, and a prime location make this an ideal investment or owner-user opportunity. |

| DIRECTIONS |
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| From I-630 go south on University, building is on the left. |

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