



# INVESTMENT OPPORTUNITY AVAILABLE

**SALES PRICE:**  
**\$350,000**

Tenant responsible for all utilities and maintenance



TOTAL SPACE:  
**2,560 SF**

## 1024 Scott St. • Little Rock, Arkansas

Take advantage of this investment opportunity that sits one block east of Main St. in downtown Little Rock!



- Located on 0.18 acres
- Built in 1957
- Private parking
- Long term tenant
- NOI ~\$25,702.50

Located at the corner of 11th St. & Scott St. in Downtown Little Rock

### FOR MORE INFORMATION, CONTACT:

**Lauren Frederick**

*Commercial Agent*

501-374-2303

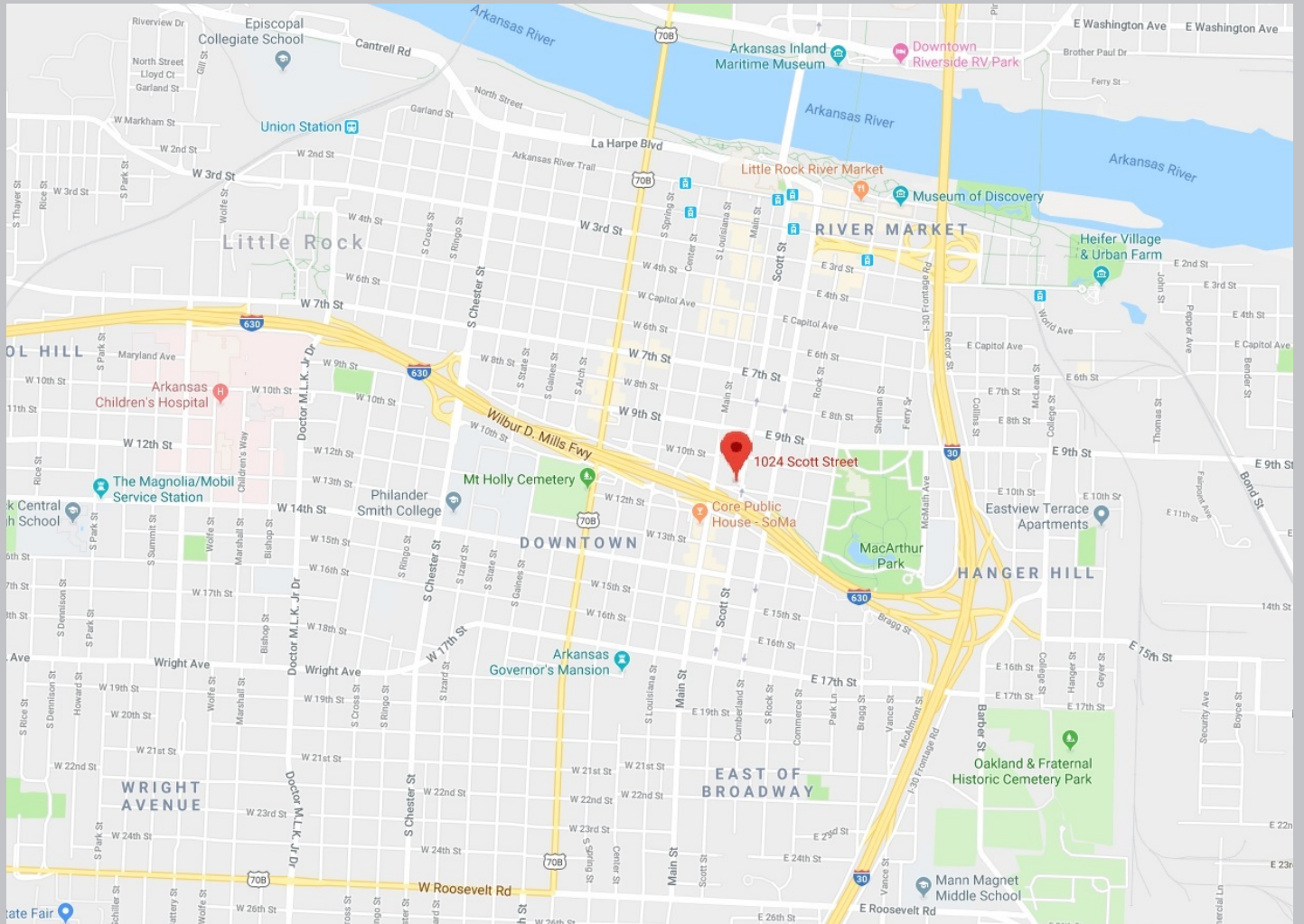
lfrederick@hosto.com

### LOCATED DOWNTOWN, CLOSE TO:

- The Capitol
- River Market District
- Main St Creative Corridor
- The Financial Quarter
- SoMa Neighborhood
- Hotels, restaurants, & more!

**haybarrealestate.com**

# 1024 Scott St. • Little Rock, Arkansas



**-Interstate Visibility  
-Sees thousands of VPD**

All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material is prohibited without consent of Haybar Real Estate.

#### **AGENCY/OWNERSHIP DISCLOSURE**

Haybar Real Estate is the agent for the owner of the property described herein and has an ownership interest.



701 W. 7th Street • PO Box 3395 • Little Rock, AR 72203 • (501) 374-2303 (O) • (501) 372-3850 (F)