



Little Rock Heights' Commercial Building FOR SALE OR LEASE

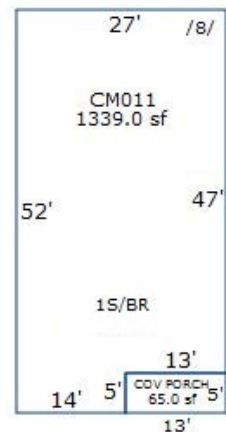
SALES PRICE:
\$465,000

LEASE RATE:
\$2,500/month



**TOTAL SPACE
AVAILABLE:**
1,339 SF

5307 Kavanaugh Blvd. • Little Rock, Arkansas



-Building size: 1,339 SF
-Lot size: 0.12 acres
-Built in 1958

-Approx. 10 on
site parking spaces
-New HVAC in 2018

FOR MORE INFORMATION, CONTACT:

Lauren Frederick

Commercial Agent

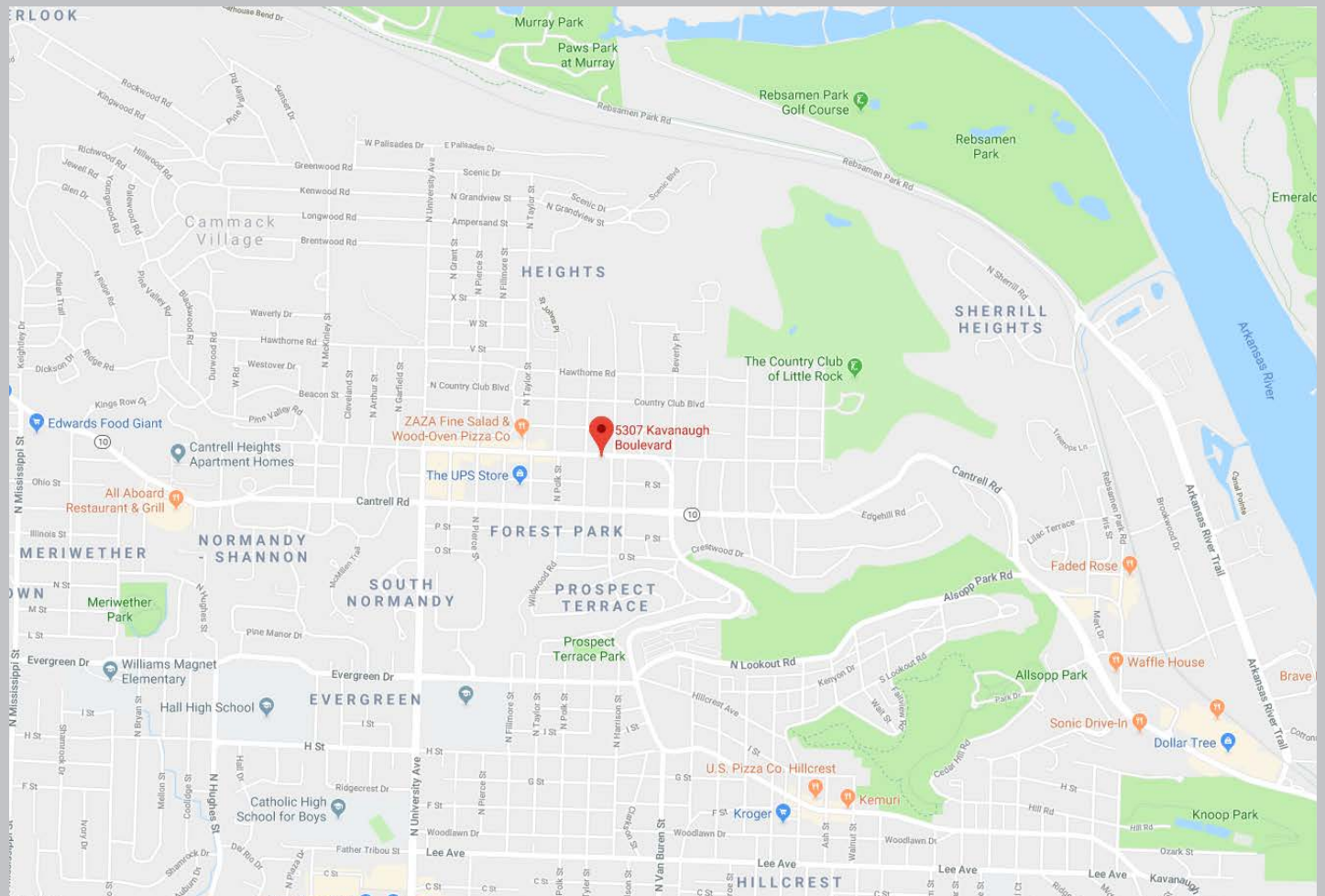
501-374-2303

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PRIME HEIGHTS LOCATION available on Kavanaugh Blvd, and sees thousands of vehicles per day. Tenant is responsible for all utilities, and indoor and landscape maintenance. A tenant improvement allowance is negotiable.

5307 Kavanaugh Blvd. • Little Rock, Arkansas



LOCATED IN THE HEIGHTS, CLOSE TO:

- *The Pizzeria
- *Cheers in the Heights
- *Heights Fine Wines & Spirits
- *Heights Taco & Tamale
- *Heights Corner Market
- *Le Pops Gourmet Ice Lollies
- *The Painted Pig Studio
- *Steamroller Blues
- *Prospects Bar & Grill

Lots of retail shopping, local business, and more!

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AGENCY/OWNERSHIP DISCLOSURE

Haybar Real Estate is the agent for the owner of the property described herein.



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