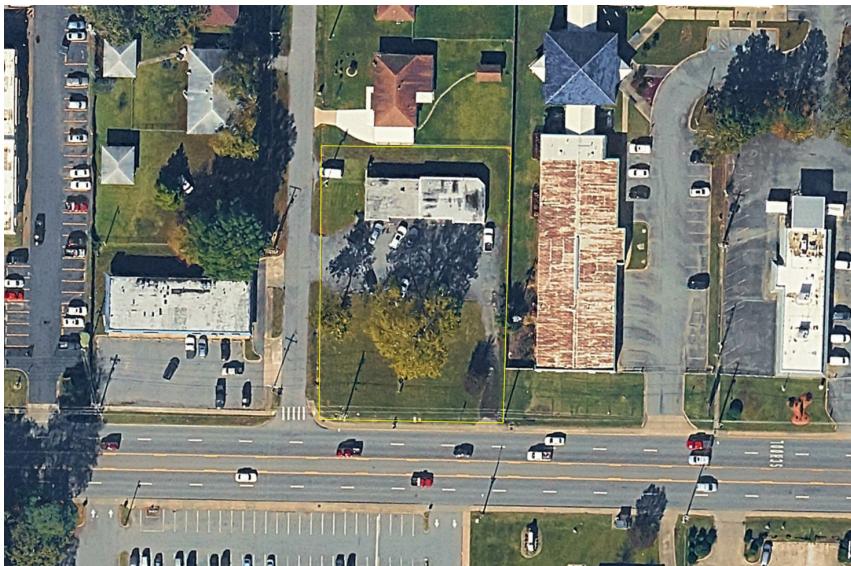


For Sale

6226 Baseline Road, Little Rock, AR

Price: \$295,000 - \$116 psf; CAP Rate +/- 7.80%



- **Excellent Visibility with Traffic Counts Exceeding 20,000 VPD. This Property is Well Maintained and Includes a +/- 2,534 sf Building on .64 Acres of Land. The Property is Zoned C-1.**
- **The Current use of the Property is a Dentist Office but has Many Potential Uses.**
- **The Building has a One Year Lease terminating 12-31-2026 Unless Otherwise Extended. The CAP Rate is 7.8%.**



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