

Mixed Use Property For Sale

# MEDICAL ARTS TOWER - UNITS 2-14

236 CENTRAL AVENUE, HOT SPRINGS NATIONAL PARK, AR



## Details

Sale Price	\$1,150,000
Lot Size	0.23 Acres
Building Size	41,270 SF
Year Built	1929
Zoning	Commercial
Market	Central Arkansas
Sub Market	Hot Springs
Cross Streets	Park Avenue

## Property Overview

Trophy Property for Sale in the Heart of America's First National Park. Eligible for 25% Federal Historic Rehabilitation Tax Credits and 25% State Historic Rehabilitation Tax Credits. Strong market for hospitality and residential use in a booming tourism market. The square footage of the building incorporates numbers from the tax assessor records with a corrected approximation of the 7th floor square feet.

## Property Highlights

- APN: 400-44350-004-000C - 400-44350-015-000C
- Building Class: B
- Number of Stories: 16
- Foundation - Masonry Piers; Walls - Plaster; Roof - Flat, Concrete Joist & Structure

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UNIT NUMBER	UNIT SIZE (SF)	% OF BUILDING	PRICE Per/SF/YR
2	2,845	6.89	\$15.00
3	2,845	6.89	\$15.00
4	4,735	11.47	\$15.00
5	4,735	11.47	\$15.00
6	4,735	11.47	\$15.00
7	4,136	10.02	\$15.00
8	2,812	6.81	\$15.00
9	2,812	6.81	\$15.00
10	2,812	6.81	\$15.00
11	2,812	6.81	\$15.00
12	1,947	4.72	\$15.00
13	2,022	4.9	\$15.00
14	2,022	4.9	\$15.00
41,270			\$15.00

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Medical Arts Tower - Historic Renovation  
Hot Springs, Arkansas  
Callahan Investment Inc.  
01-195436.00  
May 01, 2014  
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Levels 2-3



Medical Arts Tower - Historic Renovation  
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Levels 4-6



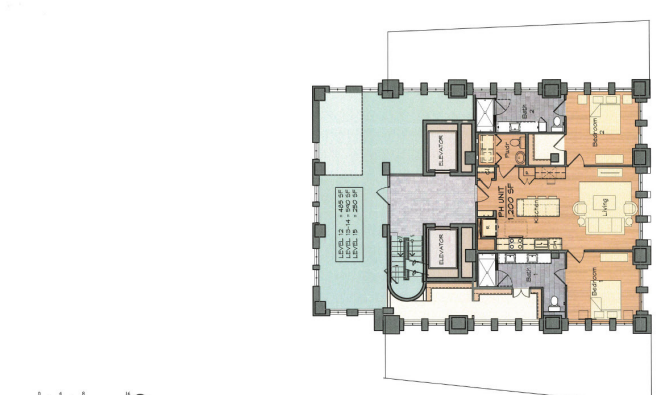
Levels 2-3

Levels 4-6



Medical Arts Tower - Historic Renovation  
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Levels 7-11



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Levels 12-14  
Level 15 Similar



Levels 7-11

Levels 12-14

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View to the North from Upper Floors



View to the South and Bathhouse Row from the Upper Floors



View to the East & Arlington Hotel



View to the East & Arlington Hotel

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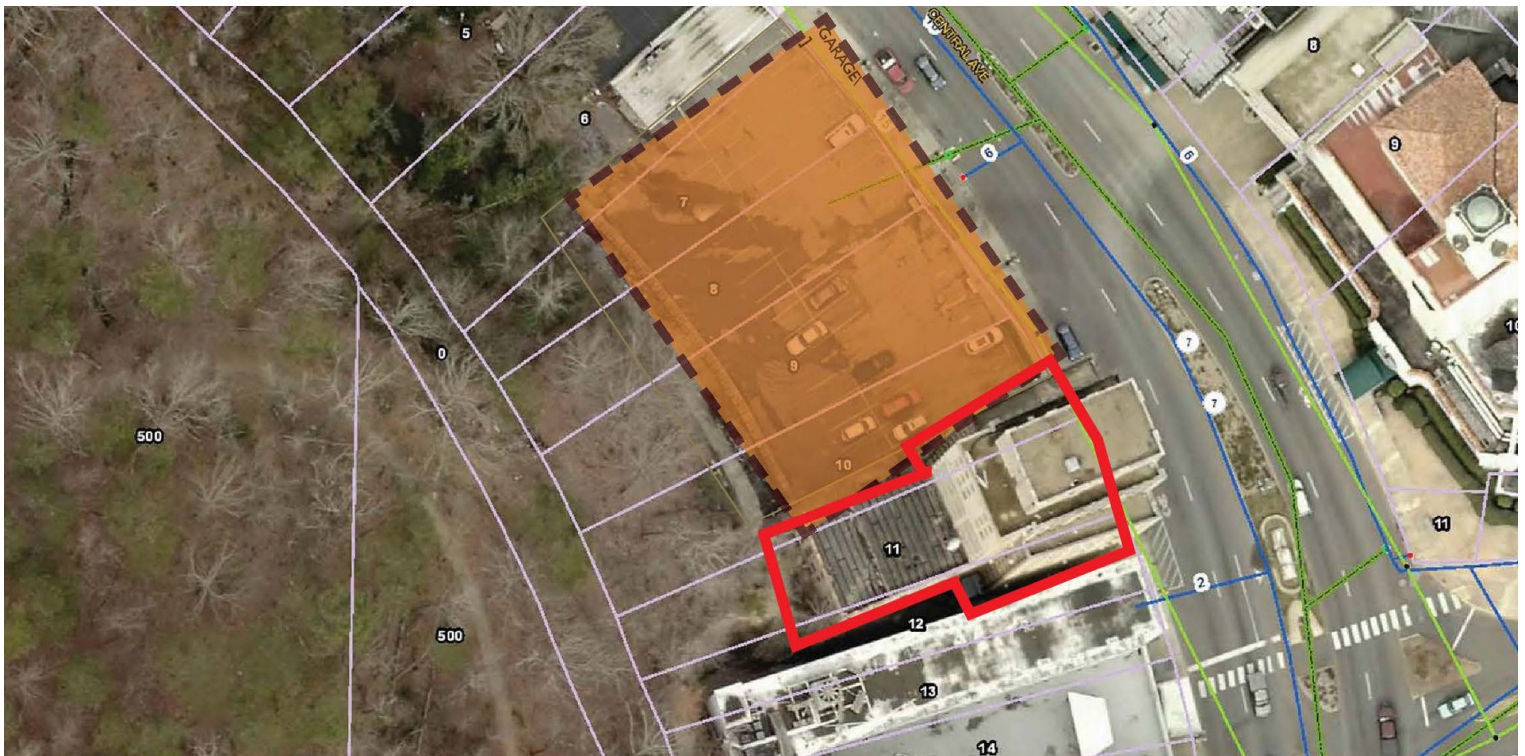
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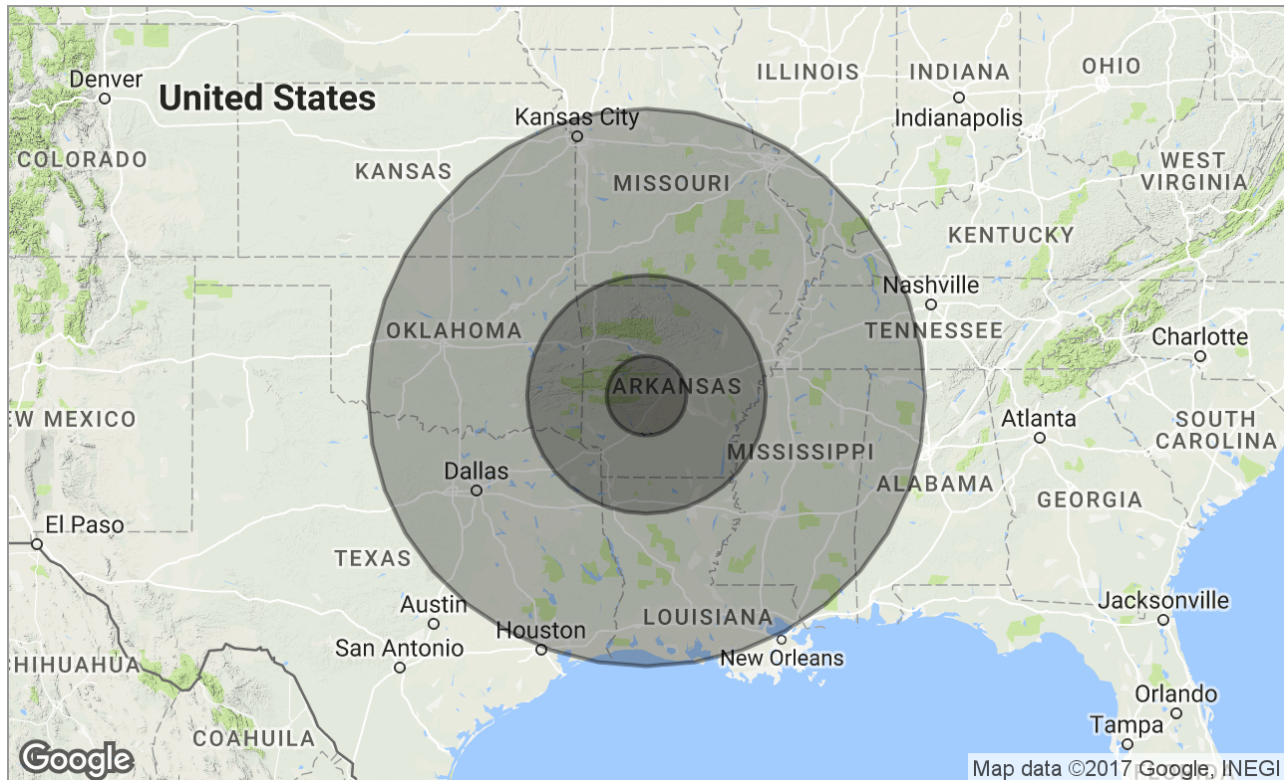
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## Demographics Snapshot

	50 Miles	150 Miles	350 Miles
Total Population	528,912	3,661,984	35,594,988
Population Density	528,912	3,661,984	35,594,988
Median Age	38.9	38.3	35.9
Median Age (Male)	37.7	37.1	34.5
Median Age (Female)	40.5	39.6	37.2
Total Households	208,221	1,440,824	13,466,411
# of Persons Per HH	2.5	2.5	2.6
Average HH Income	\$60,367	\$53,473	\$62,131
Average House Value	\$171,090	\$140,013	\$165,711

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