

COMMERCIAL PROPERTY REPORT

2725 Cantrell Rd, Little Rock, AR 72202



Presented by

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KELLER WILLIAMS REALTY LR BRANCH

12814 Cantrell Rd
Little Rock, AR 72223

2725 Cantrell Rd, Little Rock, AR 72202



OFF MARKET

- Sold Date: 6/14/2013
- Public Record

Property Facts

Property Facts	Public Facts	Listing Facts
Property Type	Commercial	—
Property Subtype	Commercial	—
Number of Stories	2	—
Building Area (sq ft)	13,160	—
Lot Size	1.73 acres	—
Lot Dimensions	1.728 AC	—
Year Built	1986	—
Roofing	Roll Composition	—
Heating	Heat Pump	—
Cooling	Yes	—
Foundation	Concrete	—
Exterior Walls	Brick	—

Extended Property Facts

Interior Details

Interior Walls	Gypsum Board
Floor Cover	Carpet
Canopy	120 sq ft
Canopy	10 sq ft
Canopy	920 sq ft
Canopy	1040 sq ft

Exterior Details

Lot Size - Square Feet	75272 sq ft
Lot Size - Acres	1.728 ac
Roof Type	STEEL FRM/TRUSS

Other Details

BILLBOARD/SIGN	1
P	15000

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Tenant Data – Total Tenants Found: 14

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
JACK EAST III P A EAST, JACK, III	#202	–	Legal services	1/30/1995
PINNACLE HOTEL GROUP INC –	203	–	Hotel	–
AR BASS ASSN INC EDWARD K GARDNER	STE 103	–	Clubs, Lodges, Associations	8/1/2016
REDPOINT SYSTEMS INC SINGLETON, THOMAS	STE 104	–	–	6/26/2002
ERIN W LEWIS P A ERIN W LEWIS	STE 105B	–	–	5/26/2017
LIVINGSTON CHIROPRACTIC LIVINGSTON, ROSE	STE 106	–	Chiropractor	2/23/2010
SALLY KELLAR BREWER C P A P A SALLY KELLAR BREWER, PRESIDENT 5016639000	STE 107	–	Tax & accounting offices	1/14/1997
SALLY KELLAR BREWER CPA PA BREWER, SALLY K 5016639000	STE 107	–	Tax & accounting offices	–
MCCAIN LODGING LLC –	STE 203	–	–	–
COACH TRANSPORT INC – 5015654819	STE 205	–	Transportation NEC	7/17/2002
TARPLEY FAMILY LLLP THOMAS E. TARPLEY	SUITE 103	–	–	2/25/2014
AP ROOFING & SPECIALTY PARSON, JOHN	–	–	Construction/Contracting Services	7/15/2016

Total Tenants Found: 14 (Continued)

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
CANTRELL VALLEY PLAZA —	—	—	—	—
ONE MEDICINE WELLNESS SERVICES LLC HENRI ROCA	—	—	Medical Bldg/Offices	9/18/2015

Public Facts

Owner Information

Owner Name	Triangle Insurance Company
Mailing Address	Po Box 1189 Enid OK 73702-1189
Vesting	Company/Corporation

Legal Description

APN: 33L-068-00-001-00	Tax ID: —	Zoning: —	Census Tract: 051190015.021008	Abbreviated Description: SEC/TWN/RNG/MER:SEC 32 TWN 02N RNG 12W TRACTS A1 AND A2 ALWORTH COOK ADDN	City/Municipality/Township: Little Rock, AR 72202
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Assessed Values

Date	Improvements	Land	Total	Tax
2018	\$148,060	\$86,030	\$234,090	\$15,707
2017	\$148,060	\$86,030	\$234,090	\$14,398
2016	\$121,840	\$65,140	\$186,980	\$13,089
2015	\$121,840	\$65,140	\$186,980	—
2014	\$121,840	\$65,140	\$186,980	\$13,107
2013	—	\$225,820	\$225,820	—
2012	—	\$225,820	\$225,820	\$13,108
2011	\$110,406	\$60,674	\$171,080	—
2010	—	—	—	\$12,061

Deed Records

Recording Date	6/19/2013
Document Type	Warranty Deed
Sales Price	\$1,000,000
Sales Price Code	Full-Computed from Transfer Tax
Buyer Name	TRIANGLE INSURANCE COMPANY
Buyer ID	Company
Seller Name	PINNACLE HOTEL GROUP INC
Seller ID	Company
Document #	2013045141
Total Transfer Tax	\$3,300
Contract Date	6/14/2013

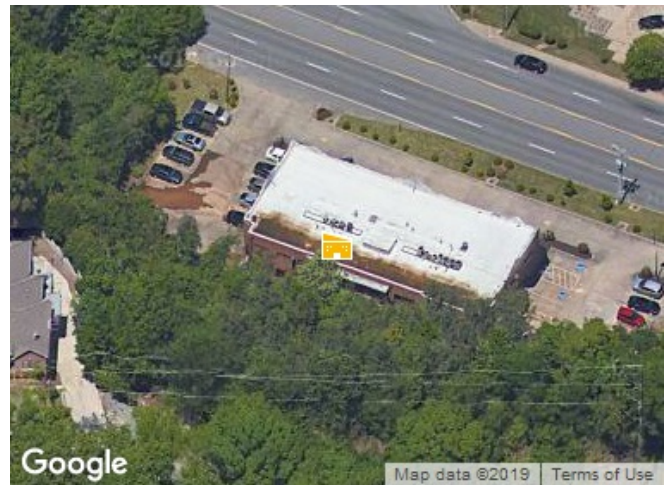
Maps



Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property

Property Photos



Historical Photos

