



# CLASS “A” FREESTANDING MEDICAL CENTER

104 MBL Bank Drive, Minden, Louisiana 71055

## PROPERTY INFORMATION:

- Building area: 13,865 total square feet
- Land area: 2.8 acres
- Additional adjacent land: 39,184 square feet
- Located centrally in north Louisiana along the I-20 corridor, in Webster Parish
- Parking: 30 spaces with room for expansion
- Zoned B-3

## PROPERTY HIGHLIGHTS:

- Building complete and to be sold with top-of-the-line materials, finishes, furnishings, and systems.
- Medical, gas and vacuum systems
- Nurse call systems
- Eight private rooms
- Designed for eight future bed addition
- Fully sprinkled with fire alarm system
- Generator 120 / 208 3 phase 500 KW
- Soiled linen / clean linen
- Chapel
- Meeting, counseling, patient and office areas
- Kitchen area
- Professionally landscaped with both common area seating and fountains, and private patios for patients and residents
- Contact brokers to arrange showing

For more information, contact:

**Michele Sauls, Associate Broker | 318.222.2244 | [msauls@vintagerealty.com](mailto:msauls@vintagerealty.com)**

**Michael Morrison, Associate Broker | 318.222.2244 | [mmorrison@vintagerealty.com](mailto:mmorrison@vintagerealty.com)**

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Nurse Call Systems



Private Patios for Patients and Residents



8 Private Rooms & Design for 8 Additional Rooms



Generator 120 / 208 3 Phase 500 KW



Meeting, Consulting, and Counseling Rooms



Soiled and Clean Linen Rooms



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Kitchen Area



Medical Gas and Vacuum Systems



Top-of-the-line Materials, Finishes, and Furnishings



Beautiful Landscaped Community Area



Chapel



Children's Play Area



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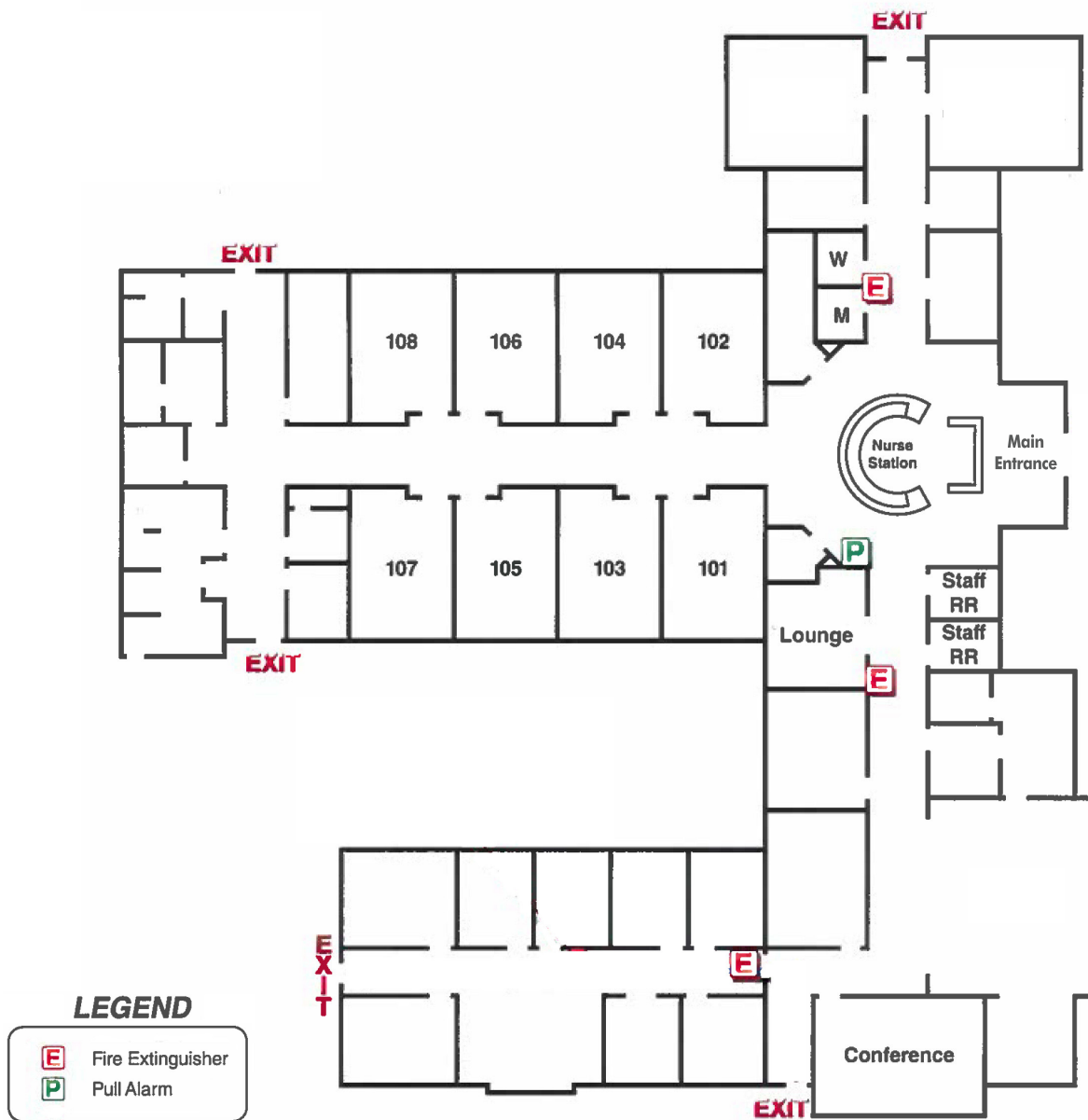
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## FACILITY FLOOR PLAN



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