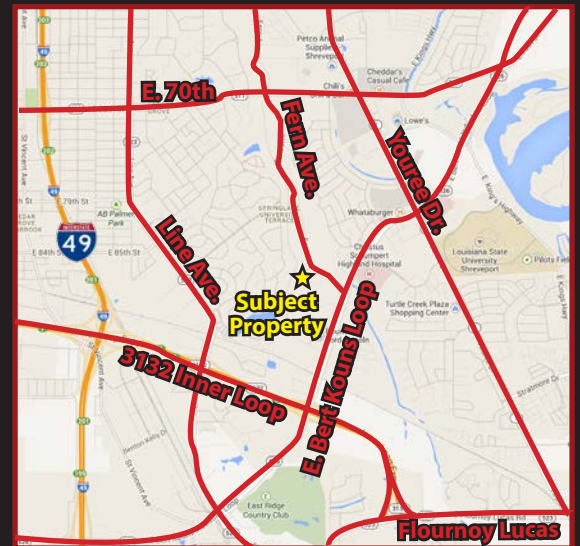




# MEDICAL OFFICE FOR SALE

8575 BUSINESS PARK DRIVE, SHREVEPORT, LA 71105

- Great Location in Southeast Shreveport
- Medical Office Building - 2,662 Square Feet
- Original Building Expanded in 2013
- Efficient Design - Excellent Condition
- Two HVAC Units - 4 ton unit/2013, 5 ton unit/2019
- 400 Amp Panel - Capacity for X-Ray or other Equipment
- 22 KW Generator
- East Access to Fern Avenue, 70th Street and Bert Kouns



## 2020 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mi	8,148	\$83,552	3,954
3 mi	49,336	\$76,129	21,145
5 mi	130,932	\$68,400	53,605

For more information, contact:

**Michele Sauls, Associate Broker | 318.222.2244**

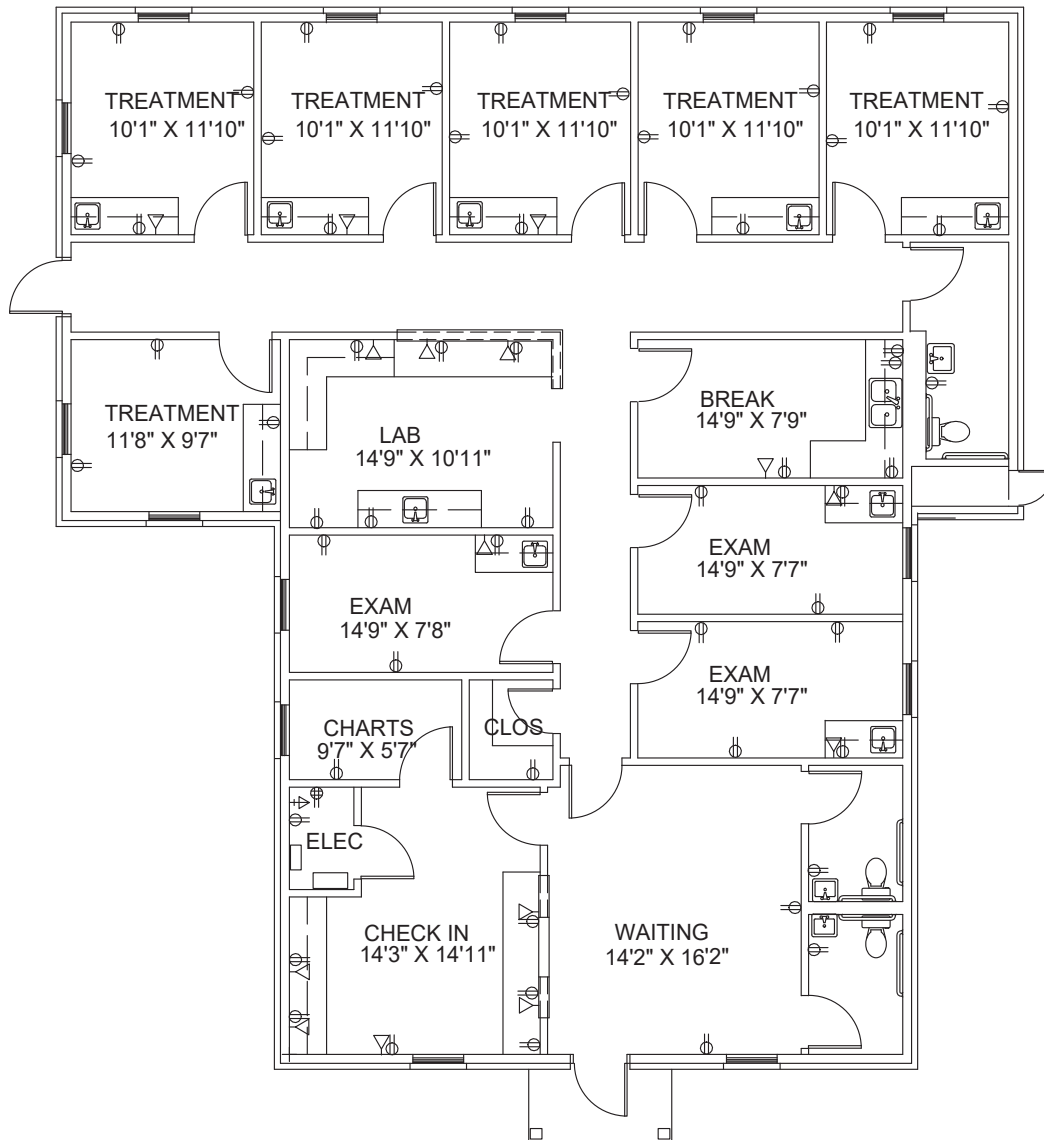
**msauls@vintagerealty.com | vintagerealty.com**

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 9/2020



# MEDICAL OFFICE FOR SALE

8575 BUSINESS PARK DRIVE  
SHREVEPORT, LA 71105



For More Information Contact:

**Michele Sauls, Associate Broker | 318-222-2244**  
**[msauls@vintagerealty.com](mailto:msauls@vintagerealty.com) | [vintagerealty.com](http://vintagerealty.com)**

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 9/2020

# MEDICAL OFFICE FOR SALE

8575 BUSINESS PARK DRIVE  
SHREVEPORT, LA 71105



For More Information Contact:

**Michele Sauls, Associate Broker | 318-222-2244**  
[msauls@vintagerealty.com](mailto:msauls@vintagerealty.com) | [vintagerealty.com](http://vintagerealty.com)

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 9/2020