



Income Producing Industrial Property

Pierremont Rd & Southern Ave, Shreveport, Louisiana 71106

Property Highlights

- Industrial Investment Site Available For Sale
- Site Consists of 3 Buildings Totaling ±12,800 SF
- 5817 Southern Avenue is ±6,500 SF (1K amp, 3 Phase Electrical, 30-ton AC, R-30 Insulation, Built in 2005)
- 5832 Lexington Avenue is ±1,800 SF (Additional 1,045 SF Covered, 10-ton AC, Generator)
- 1112 Pierremont Road is ±4,500 SF (Laser Levelled Flooring, 3K amp, 3 Phase Electrical, 30-ton AC, R-30 Insulation, 716 SF Loading Dock with 8' Ramp)
- Site is Fenced with 2 Automatic Gates
- Concrete Parking
- Income and Expenses on Following Page

Sale Price

\$375,000

CALL OR EMAIL FOR MORE INFORMATION



For more information

Randall Boughton, CCIM, NAIOP

O: 225 297 7455 | C: 225 955 6916
rboughton@latterblum.com

Jeff Wyatt

O: 318 746 0011 | C: 318 423 8468
jeffwyattrealty@gmail.com

1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

Property Details



2019 INCOME

BUILDING	INCOME	EXPENSES	LEASE TERM
5817 Southern Avenue	\$30,000	\$5,070	3 Years
1112 Pierremont Road*	\$28,400	\$4,140	18 Months
5832 Lexington Avenue	-	\$1,075	<i>vacant</i>

*WITH A FULL PRICE OFFER, BUYER RECEIVES \$22,800 AT CLOSING, THEN \$1,100/MO IN RENT UNTIL LEASE EXPIRATION