



HOSPITALITY FOR SALE

4300 Industrial Drive Extension
Bossier City, LA 71112

HOTEL FOR SALE WITH EXCELLENT I-20 VISIBILITY



OFFERING SUMMARY

Sale Price:	\$1,200,000
Available SF:	67,218 SF
Lot Size:	3.49 Acres
Year Built:	1984
Building Size:	67,218 SF
Zoning:	A-1
Market:	LA-Shreveport
Submarket:	North Bossier
Traffic Count:	66,200
Price / SF:	\$17.85

LOCATION OVERVIEW

This highly visible property formerly used as a hotel sits one block from the Industrial Drive Extension entrance/exit ramp to I-20. It's less than one mile south from the heavily trafficked E. Texas St. (Hwy 80) and just north of Bossier City's biggest employer, the Barksdale Air Force Base, and sits adjacent from their Visitor Center.



MELISSA RIDDICK
(T) 318.698.1110
(C) 318.218.4987
MelissaR@Sealynet.com



ROLAND RICOU
(T) 318.698.1109
(C) 318.773.3357
RolandR@Sealynet.com

SEALY REAL ESTATE SERVICES, LLC
333 TEXAS STREET, SUITE 1050
SHREVEPORT, LA 71101

318.222.8700
WWW.SEALYNET.COM



HOSPITALITY FOR SALE

4300 Industrial Drive Extension
Bossier City, LA 71112



PROPERTY OVERVIEW

There are 165 rooms and 650 surface parking spaces surrounding the building's perimeter. Two pole signs are established and can be easily seen from I-20. Curb cuts allow access from both Industrial Drive and Miller Road. The site is fenced along the south side and is situated on 3.5 acres with 250' of frontage to Industrial Drive and 375' frontage on Industrial Drive Extension.

HIGHLIGHTS

- Centrally Located in Bossier
- 1 block from I-20/Industrial Drive Extension interstate entrance/exit ramp
- Great Visibility from I-20
- Easily Accessible
- Ideal for Redevelopment



[Click Here for Additional Information](#)

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.



MELISSA RIDDICK
(T) 318.698.1110
(C) 318.218.4987
MelissaR@Sealynet.com



ROLAND RICOU
(T) 318.698.1109
(C) 318.773.3357
RolandR@Sealynet.com

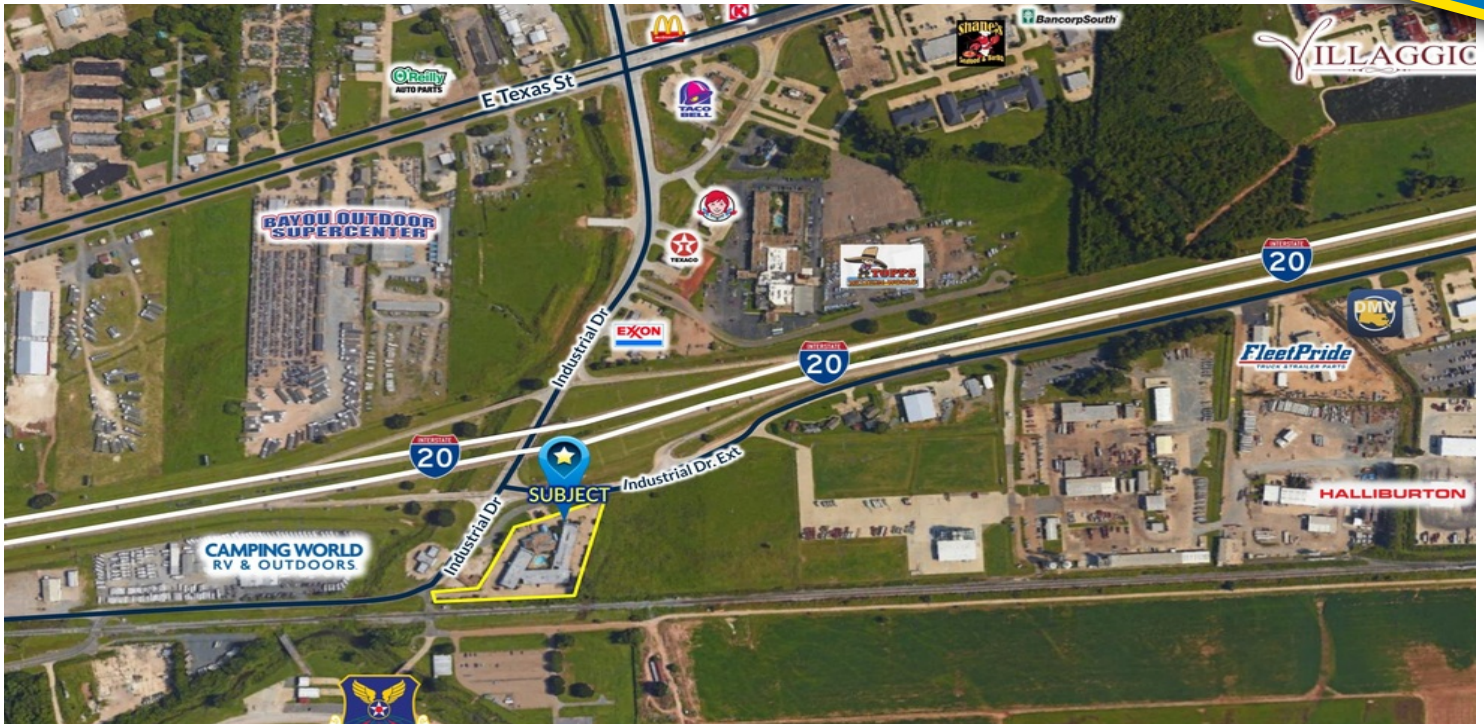
SEALY REAL ESTATE SERVICES, LLC
333 TEXAS STREET, SUITE 1050
SHREVEPORT, LA 71101

318.222.8700
WWW.SEALYNET.COM



HOSPITALITY FOR SALE

4300 Industrial Drive Extension
Bossier City, LA 71112



MELISSA RIDDICK
(T) 318.698.1110
(C) 318.218.4987
MelissaR@Sealynet.com



ROLAND RICOU
(T) 318.698.1109
(C) 318.773.3357
RolandR@Sealynet.com

SEALY REAL ESTATE SERVICES, LLC
333 TEXAS STREET, SUITE 1050
SHREVEPORT, LA 71101

318.222.8700
WWW.SEALYNET.COM