



# 2706 Hollywood Ave Shreveport, LA 71108

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**Sealy Real Estate Services**

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**+/- 3,021 Retail/Pawn Shop  
Business Opportunity  
Investment Opportunity  
FOR SALE**

**INVESTMENT OPPORTUNITY  
BUSINESS FOR SALE**

**OFFERING SUMMARY**

|                |                      |
|----------------|----------------------|
| Building Size: | 3,021 SF             |
| Sale Price:    | \$250,000            |
| Establishment: | Brittain's Pawn Shop |
| Year Built:    | 1965                 |
| Lot Size:      | 0.56 Acres           |
| APN:           | 171415-000-0144-00   |
| Zoning:        | C-2                  |

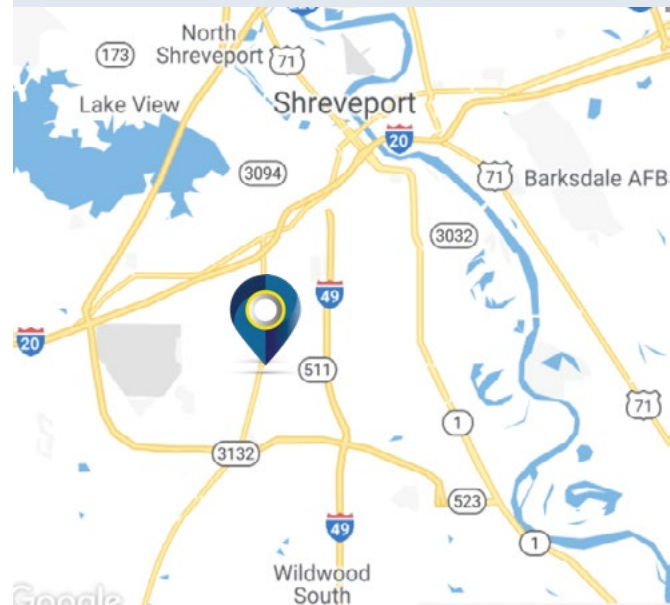
**PROPERTY OVERVIEW**

The property consists of a 3,021 SF free-standing building sitting on a 0.56-acre lot. The owner is selling the business and/or real estate and remaining inventory. Brittain's Pawn Shop has been in business for over 60 years; and is a proven and profitable business. The property is comprised of +/- 3,021 SF retail space with an office and +/- 2,500 SF of covered and secure storage space used to store collateral items.

The lot is large enough to expand. In addition to updating the property, the new owner could easily boost sales with fresh ideas and online sales. Closing the store is optional and the termination of all pawn contracts is possible within 90 days.

**LOCATION OVERVIEW**

The property is located on an approximate acre on the high traffic corner of Hollywood and Hearne Ave. It sits adjacent to Church's Chicken and across the street from CVS, with Mansfield Rd being one block east. Interstate 49 is 1.4 miles east; while Interstate 49, Interstate 220, and Shreveport Regional Airport are all within three miles of the property.


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**INVESTMENT OPPORTUNITY  
BUSINESS FOR SALE**

**Employee/Labor Description:**

Currently 4 employees already trained and well versed in the pawn business and willing to work with potential Buyer.

**Mgmt/Training Support Description:**

Owner will train new Buyer and facilitate the transfer of existing pawn contracts as well as provide information on FFL licensing and fire-arm sales.

**Competition/Market Description:**

Well known location adjacent to UPS.

**Growth/Expansion Opportunities:**

Lot is large enough to expand. In addition to updating the property, the new owner could easily boost sales with fresh ideas and online sales. Closing the store is optional and the termination of all pawn contracts is possible within 90 days.

**ADDITIONAL INFORMATION**

|   |                                  |
|---|----------------------------------|
| Nearest MSA:                                      | Shreveport-Bossier               |
| Parish:<br>Market:                                | Caddo<br>Southwest Shreveport,LA |
| Industry Segment:                                 | Other;Retail Stores              |
| Reason for Selling:                               | Retirement                       |
| Value of Inventory Included:                      | \$65,000                         |
| Value of Furniture, Fixtures, and Equipment (\$): | \$15,000                         |
| Real Estate Status:                               | Real Property                    |

**Real Estate Lease Description:**

Property is comprised of +/- 3,021 SF retail space with an office and +/- 2,500 SF of covered and secure storage space used to store collateral items. Located on roughly 1/2 an acre. High traffic corner of Hollywood and Hearne Ave. adjacent to Church's Chicken, UPS, and across the street from CVS

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