

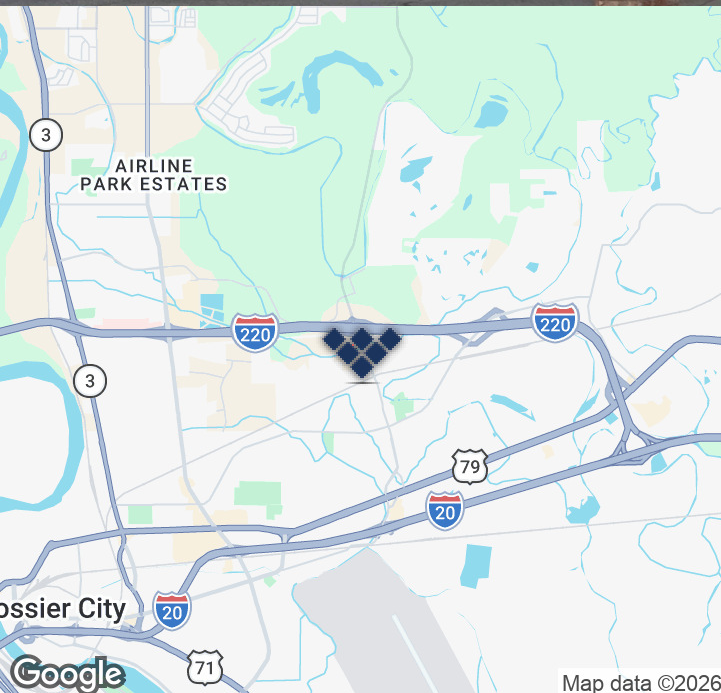


**4476 Viking Drive  
\$600,000**

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**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
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### Offering Summary

Sale Price:	\$600,000
Price / SF:	\$166.67
Building Size:	3,600 SF
Lot Size:	0.41 Acres
Price / SF:	\$166.67
Zoning:	B-3

### Location Overview

Located on Viking Drive in North Bossier City, the property provides direct access to Swan Lake Road ( $\pm 0.8$  miles) and Airline Drive / LA Hwy. 3105 ( $\pm 1.1$  miles), with I-220 accessible via the Swan Lake Road interchange ( $\pm 1.2$  miles). Situated within the Shreveport-Bossier Metropolitan Area, the surrounding corridor includes medical, educational, and professional office users, with the Ochsner LSU Health Bossier Multispecialty Center located directly across the street.

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Property Type  
Property Subtype

Investment  
Office Building

Office or retail building on Viking Drive in North Bossier. Excellent visibility and easy access to I-220, Airline, Swan Lake and other major thoroughfares. Five large offices being used as classrooms, one standard office, three restrooms and a break room. Fenced yard in back.

Property is currently Leased to a daycare business through June 2029. Contact Agent for income and expense information.



Google

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