



# INVESTMENT PROPERTY FOR SALE

2000 E. TEXAS STREET, BOSSIER CITY, LA 71111

- 3-year lease in place (March 1, 2025-Feb. 29, 2028)
- Asking \$275,000, 9.82% cap
- Located in a Growing Commercial Area of South Bossier
- Corner Lot with High Visibility
- 2,320 Sq Ft
- 3 Offices with a Large Reception Area
- Kitchen/Breakroom Area
- Playground/Entertainment Space in Back
- Two 15KW Generators
- Traffic Count: 24,220 VPD @E. Texas & Benton Rd.
- Renovations:
  - Two HVAC Systems & Water Heaters Installed Within The Past 3 Years
  - New Floors Within The Last 3 Years
  - Brand New Plumbing Grinder System (Keep Sewer From Clogging)



For more information, contact:

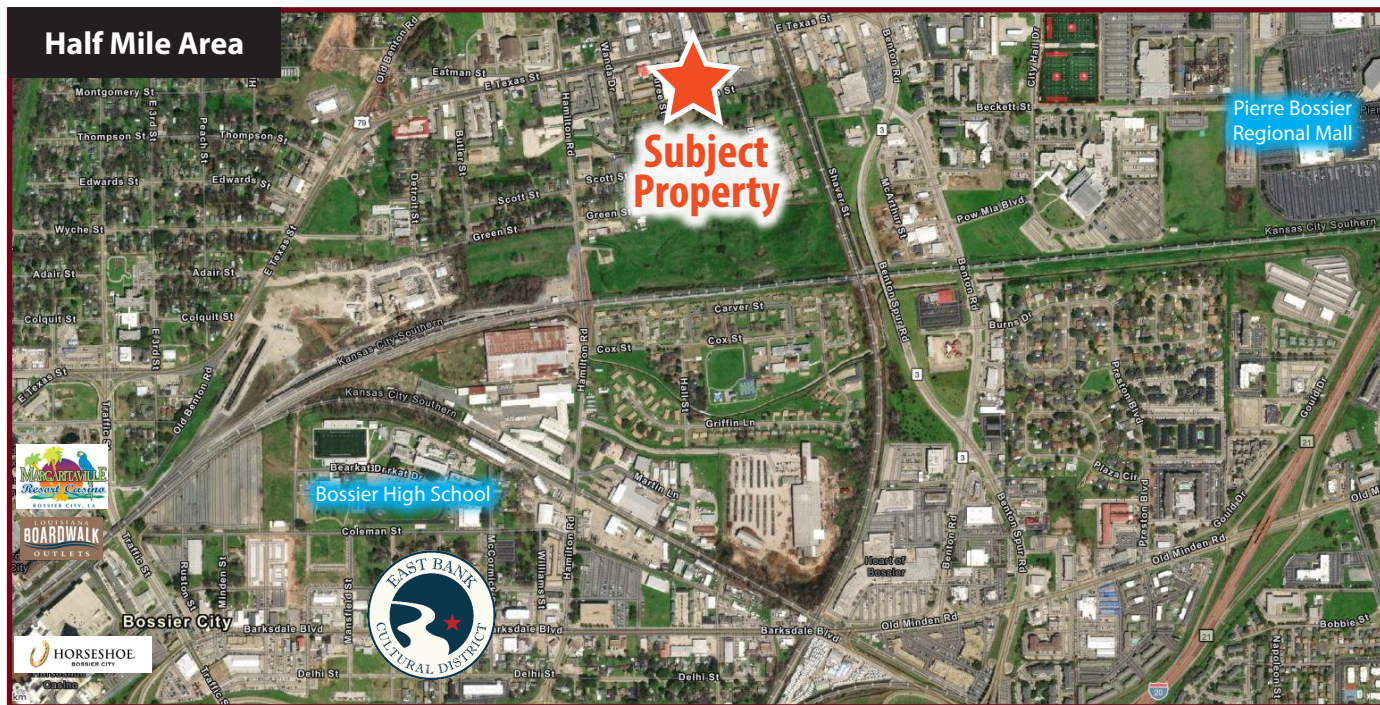
**Eric Ricard | [ericard@vintagerealty.com](mailto:ericard@vintagerealty.com) | 318.222.2244**

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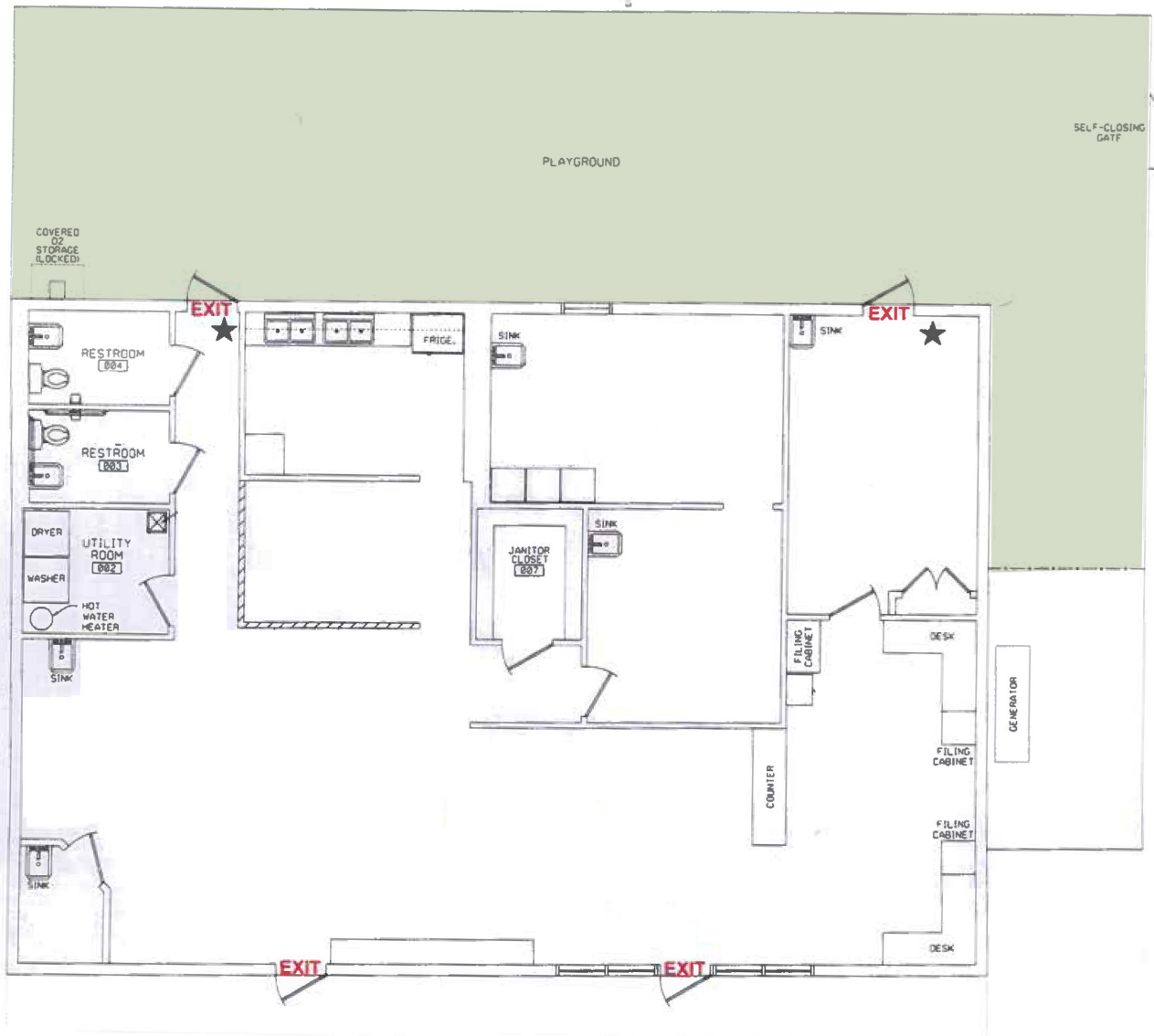
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## 2,320 SQUARE FEET



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