

OFFICE BUILDING FOR SALE

6507 Coliseum Boulevard

Alexandria, LA 71303

Presented By:

Jack Hodges, CCIM
Commercial Sales & Leasing
318.481.8757
jhodges820@aol.com

**PROPERTY DESCRIPTION**

Available for Sale, a 6,500 square foot office space, formerly a general and family medicine facility which is ideally situated along highly visible Coliseum Boulevard (Highway 28 West). The office is well maintained and offers an efficient and flexible layout that can be used for a variety of professional or medical uses.

The office has a large waiting room with a reception area which can serve many clients or patients. Behind the reception area, consists of an extensive medical buildup, including, two offices, ten examination rooms, each with examination tables, staff lounge, medical laboratory space, billing area, medical records and supply areas.

The office location is prime on Coliseum Boulevard with excellent visibility and accessibility. Located near major retailers, banks and car dealerships.

OFFERING SUMMARY

Sale Price:	\$2,067,500
Number of Units:	1
Lot Size:	0.774 Acres
Building Size:	8,375 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,044	7,601	27,863
Total Population	1,975	15,031	58,070
Average HH Income	\$96,199	\$89,848	\$89,759

NAIRampart

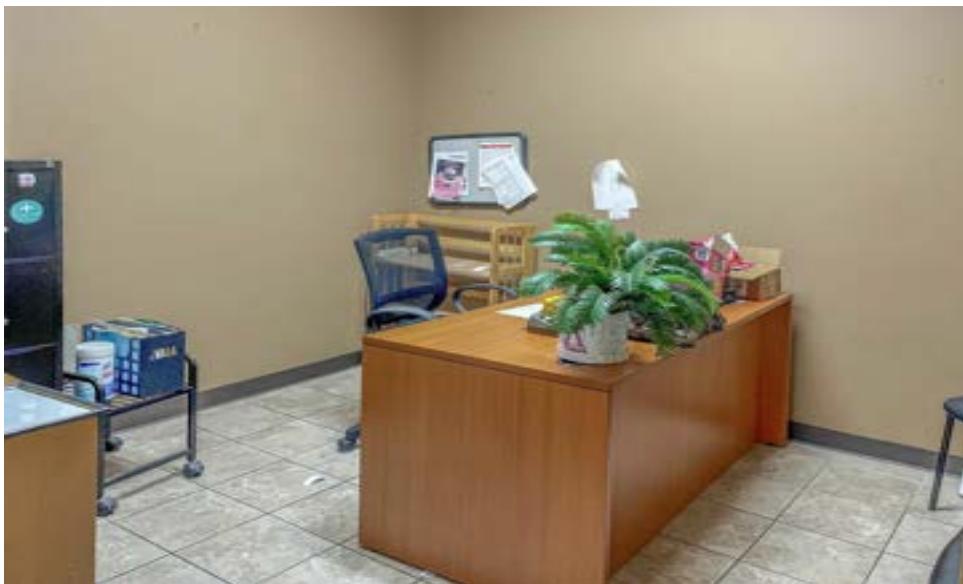
6507 Coliseum Boulevard

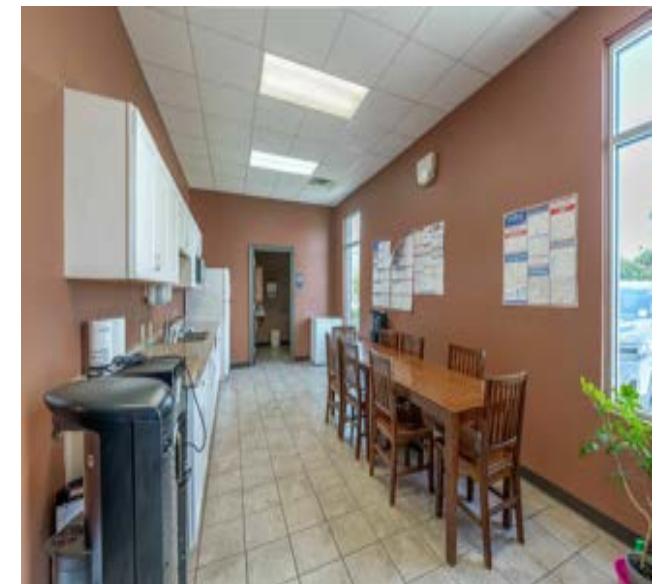
Alexandria, LA 71303

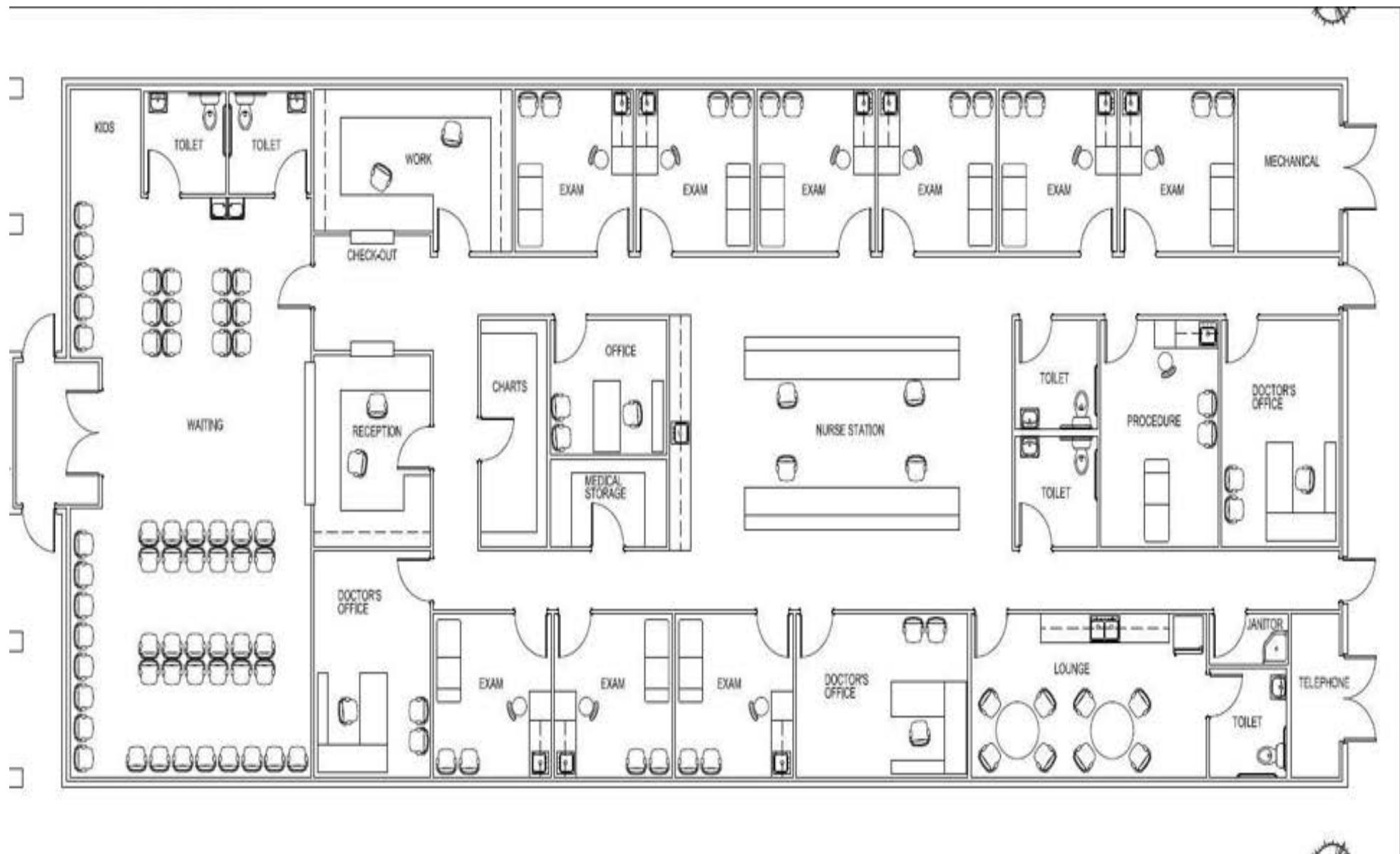


INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

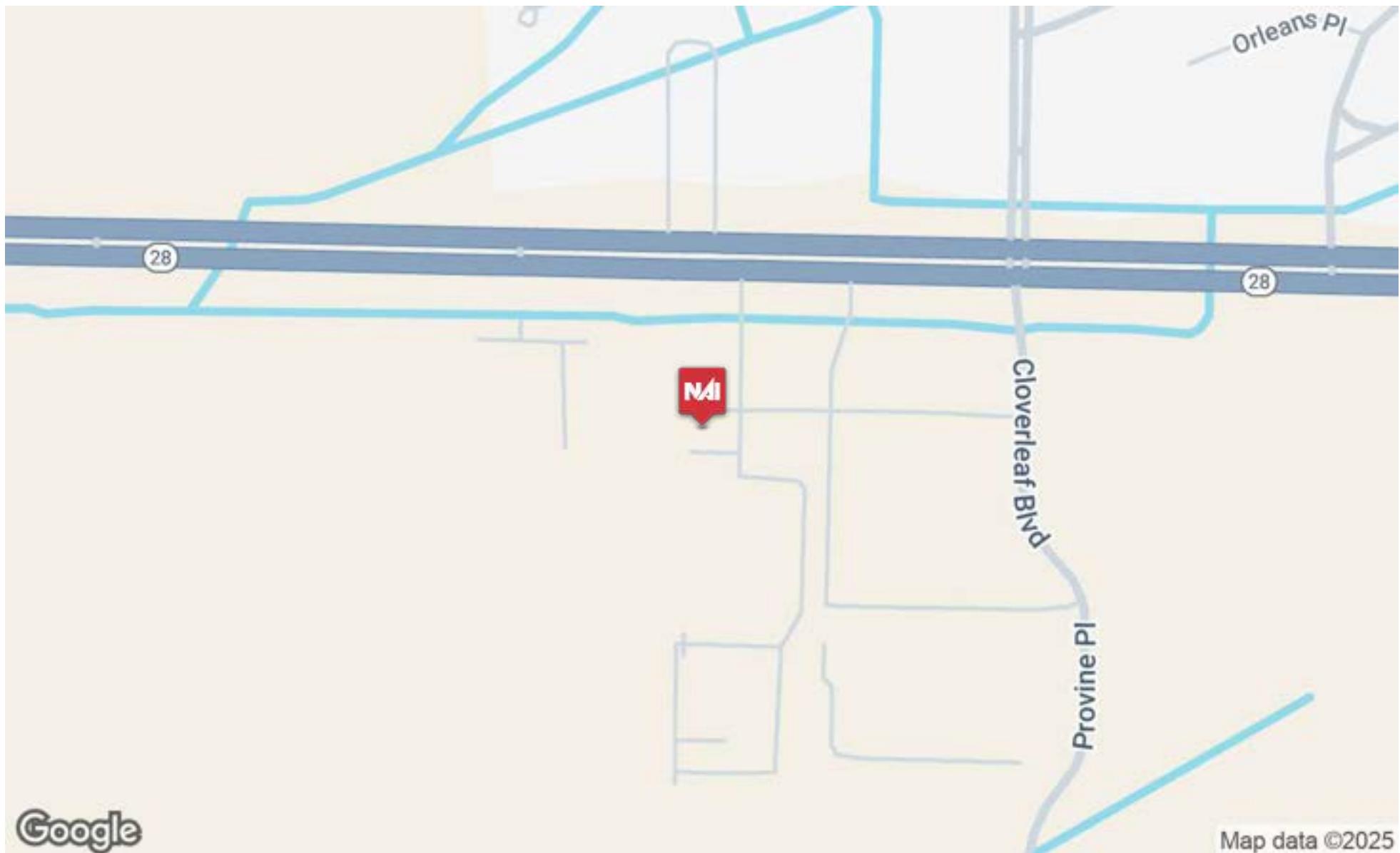


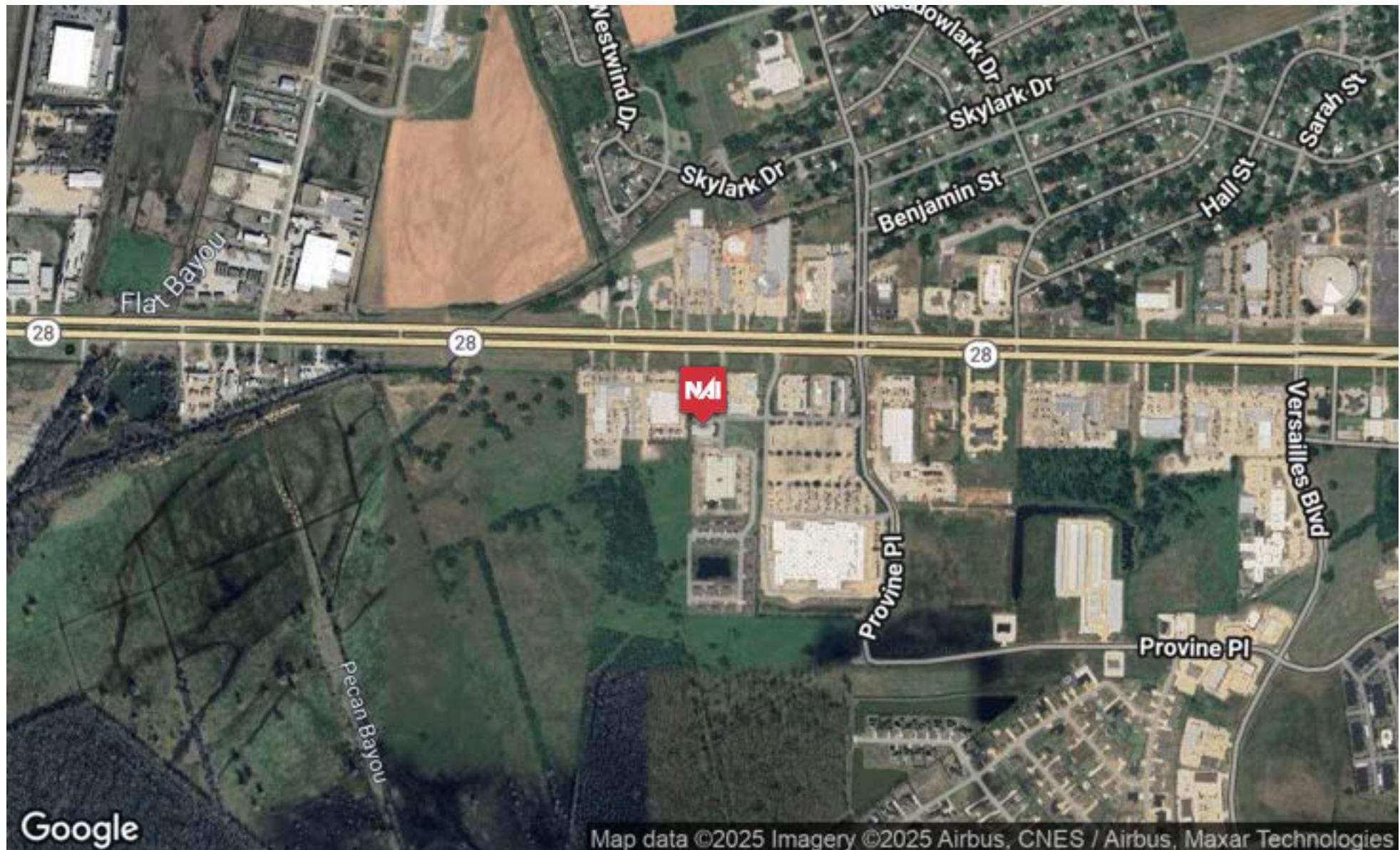






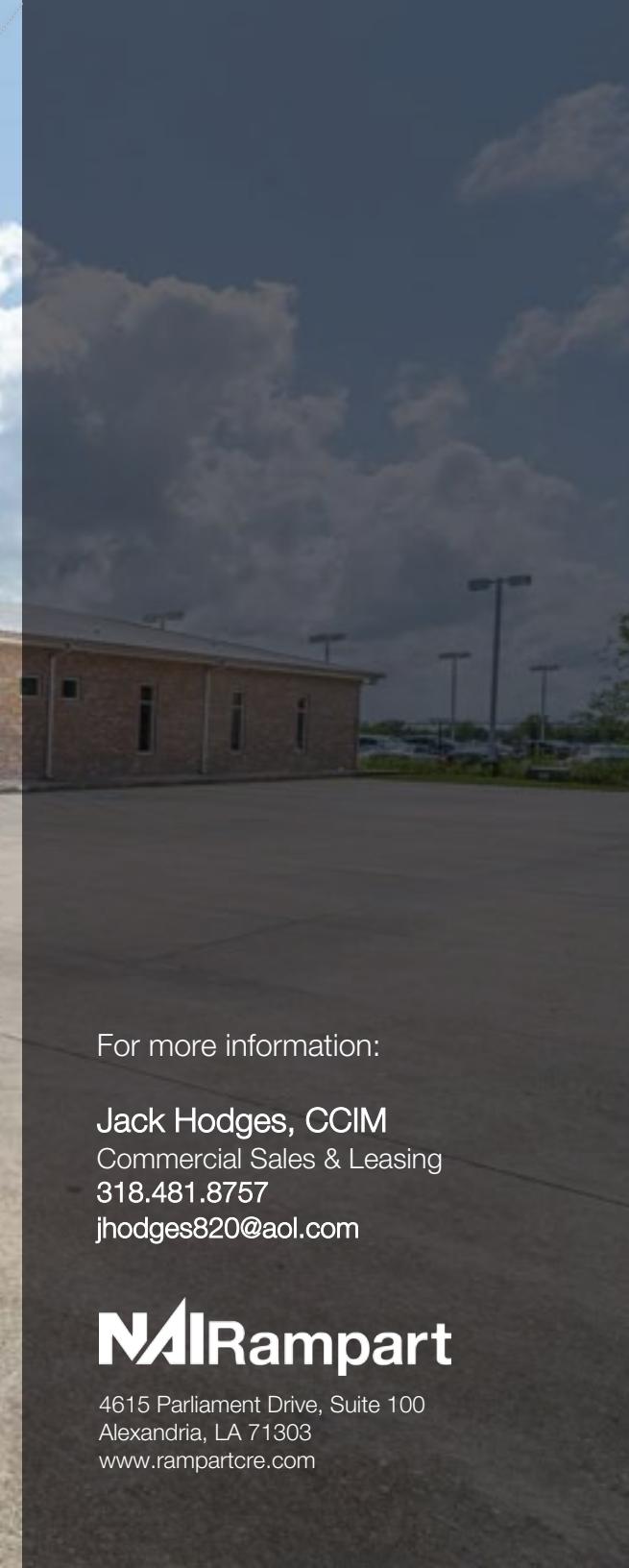






Google

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies



For more information:

Jack Hodges, CCIM
Commercial Sales & Leasing
318.481.8757
jhodges820@aol.com

NALRampart

4615 Parliament Drive, Suite 100
Alexandria, LA 71303
www.rampartcre.com