

Land For Sale



John Rea Realty

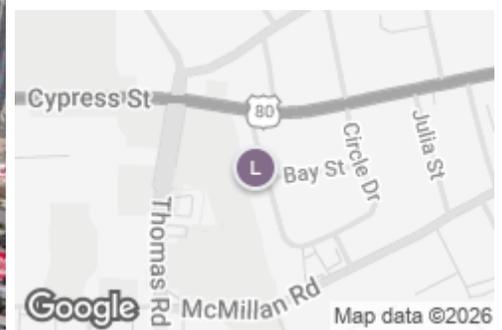
1901 Royal Avenue Monroe, LA 71201 | 318-388-0941

.33 AC / All Utilities Available

Land: Office For Sale

323 Circle Drive, West Monroe, LA, 71291

Prepared on March 13, 2026



Listing Details | Land For Sale

Secondary Uses	Office, Retail	Show Instructions	Open
Total Available Space	0.33 Acres	Available Date	3/12/2026
Asking Price	\$74,000	Days On Market	1 day
Listing Price Per SF	-	Date Listed	3/12/2026
List Price Per Acre	\$224,242	Last Modified	3/13/2026
Cap Rate (Actual)	-	Listing ID	44509499
Total Expenses	\$282.00	Parking Spaces	-
Terms	Cash, Conventional	Electric Service	Yes
Possession	Now	Water	Yes
Signage	None	Sanitary Sewer	Yes

Description

Commercial lot totaling 0.33± acres located on Circle Drive in West Monroe. Zoned B-3 General Business District, the property supports a wide range of commercial uses including office, retail, service-based businesses, and small medical applications.

Situated near Glenwood Regional Medical Center and within close proximity to Thomas Road and Cypress Street, the site is positioned within one of West Monroe's established commercial trade areas, offering convenient access and strong surrounding business activity.

An excellent opportunity for an owner-user, small development project, or investor seeking a strategically positioned commercial lot in a proven business corridor. Additional adjoining lots may also be available, providing potential for expanded footprint or portfolio acquisition.

Property Details

Zoning	B-3	Water	Yes
Building Status	Proposed	Natural Gas	Yes
Parcels	87801	Sanitary Sewer	Yes
Legal Owner	Mpt Of West Monroe Llc	Topography Desc.	Level
Submarket	-	Lot Depth	195 ft
County	Ouachita	Lot Width	75 ft

Contact



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