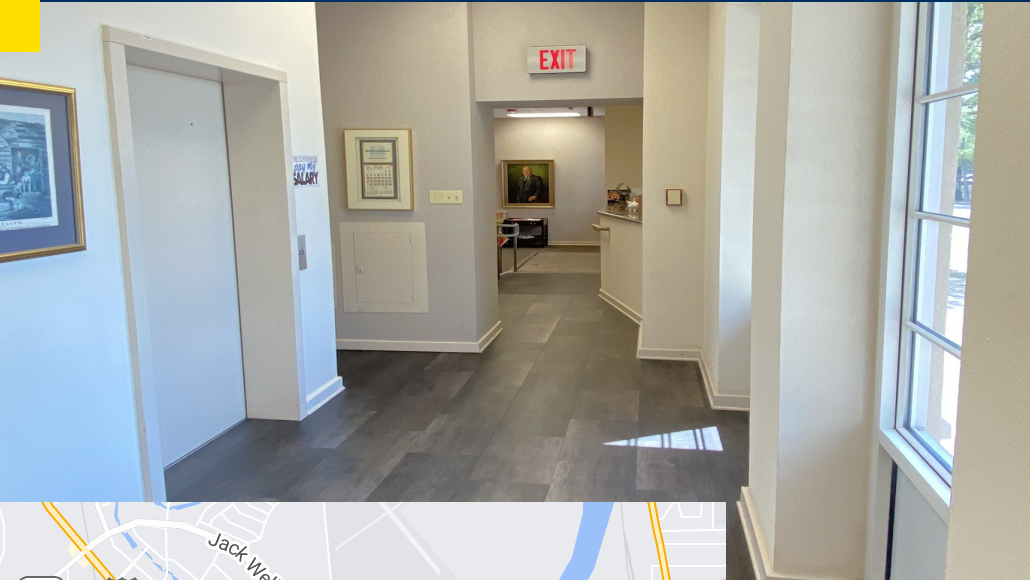




Historic Downtown Shreveport Investment **FOR SALE**

Jackson B. Wheless
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Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
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Offering Summary

Sale Price:	\$1,661,025
Building Size:	19,426 SF
In Opportunity Zone:	Yes
Lot Size:	11,985 SF
Price / SF:	\$85.51
Zoning:	D-1-E

Location Overview

Centrally located in between Market and Spring Street in downtown Shreveport, the subject is one block from Festival Plaza and Interstate 20. It sits minutes from the LA Boardwalk and Texas Street bridge, Interstate 220 and 49 interchange, and offers excellent access to downtown amenities.

Property Type	Office
APN	181437156006500
Building Size	19,426 SF
Number of Floors	2
Land Size	0.66 AC

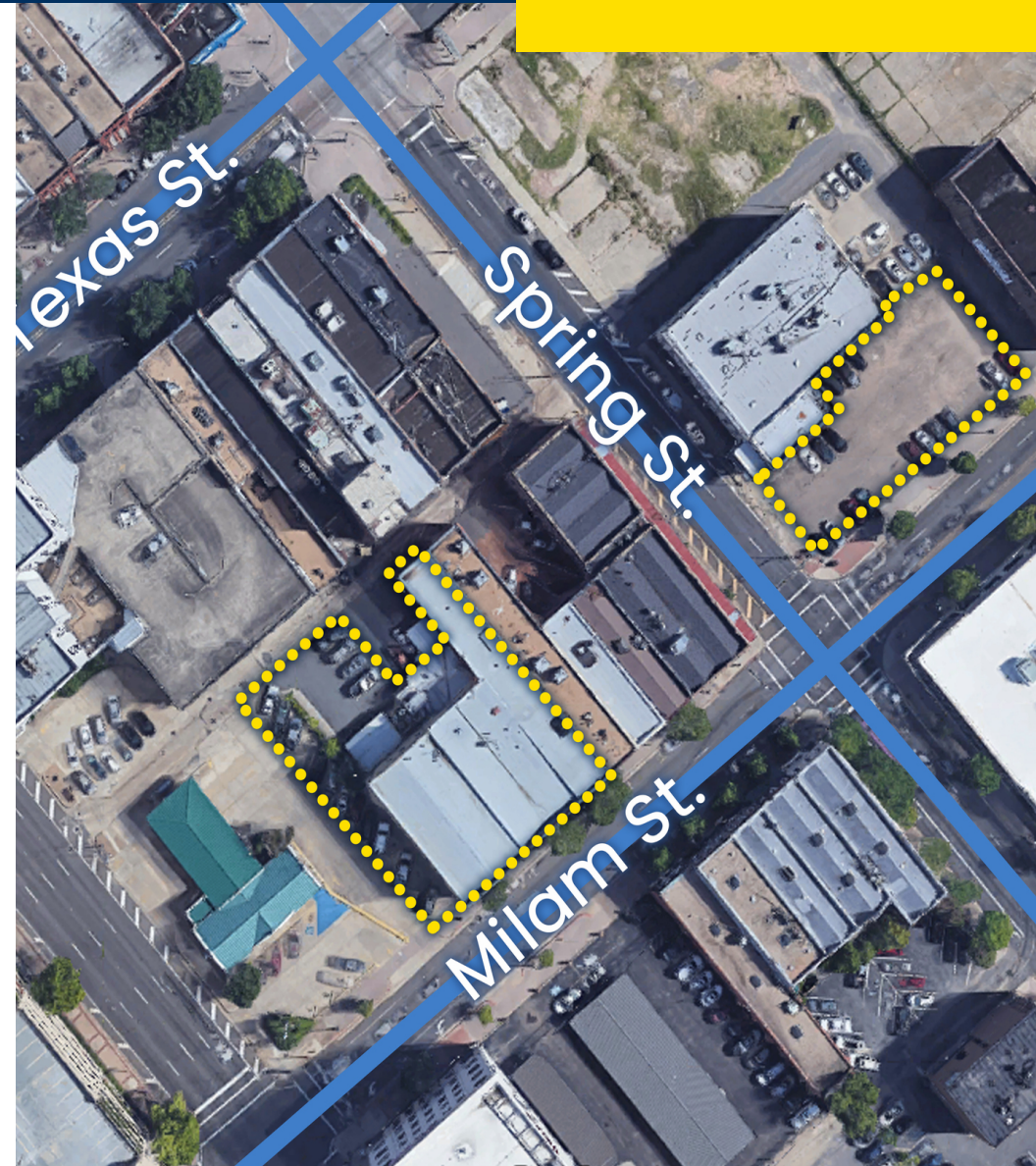
Discover a rare investment opportunity with one of Downtown Shreveport's oldest and most iconic buildings. Originally established as Talley's Opera House in 1871 and later serving as a United Service Organization center during WWI, this historic property is now available for sale.

Prime Location: Situated in the heart of Downtown Shreveport within an opportunity zone.

Size and Layout: Two floors encompassing a total of 19,426 square feet.

Parking: On-site parking with extra parking across the street from the 601 Spring Event Venue, plus additional city parking spots in front

Accessibility: Convenient back and front entrances for easy access. This building combines rich history with modern convenience, making it a unique and valuable asset. Don't miss your chance to own a piece of Shreveport's heritage.





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