

Retail For Sale



John Rea Realty

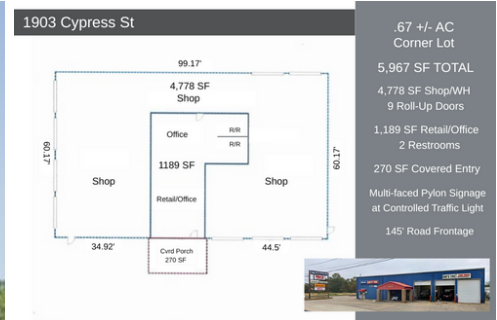
1901 Royal Avenue Monroe, LA 71201 | 318-388-0941

5,967 SF WH/Office on Cypress St Corner ...

Retail For Sale

1903 Cypress St, West Monroe, LA, 71291

Prepared on September 23, 2025



Listing Details | Retail For Sale

Secondary Uses	Office, Industrial	Show Instructions	Call broker
Total Available Space	0.67 Acres	Vacant	Yes
Asking Price	\$825,000	Available Date	4/14/2025
Listing Price Per SF	\$28.27	Days On Market	162 days
Cap Rate (Actual)	-	Date Listed	4/14/2025
Terms	Cash, Conventional	Last Modified	9/01/2025
Investment	Yes	Listing ID	42369386
Possession	Completion	Parking Spaces	-
Signage	On Building & Free-Sta...		

Description

Fantastic Commercial Opportunity - Corner of Cypress & Cryer Street in West Monroe!

This .68 +/- AC Corner Lot features a total of 5,967 SF of Warehouse/Retail Space, 145 linear feet of Cypress St road frontage and large multiple-faced pylon signage at a signalized traffic light. Excellent exposure. Very high traffic. Easy access.

The 5,967 SF is composed of 4,778 SF of Warehouse/Shop space with a total of 9 Roll-Up Doors; 1,189 SF of updated retail/office space with 2 restrooms and a 270 SF Covered Front Entry.

Parish Tax Assessor reports site to be 28,098 SF. Irregular in Shape. Subject to Survey. Restrictions per B-3 City Zoning. Offered "As Is/Where Is."

Adjacent .562 AC lot with 7,215 SF Warehouse/Office Space also available for purchase. See 308 Cryer Street. For more information or to schedule your own private showing, call listing agent.

Property Details

Building Class	-	Floors	1
Property Type	Industrial	Year Built	1967
Sub Type	-	Primary Construction	-
Zoning	-	Occupancy Type	-
Building Status	-	Parcels	-
Building Size	-	Legal Owner	-
Land Size	0.68 Acres / 29,621 SF	Submarket	-
Number of Buildings	1	County	Ouachita

Contact



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