



Linda G Karam
la.realestate@live.com
 DIRCT: 225-888-4777
 Karam and Company LLC
 OFC: 225-888-4777

MLS Client View - Commercial

MLS#	2025003790	Acres	0.340000
Property Type	Commercial	Lot Dimensions	
Address	3718 HWY 10	#Stories	
City	Jackson	Current Use	
Zip	70748	Apx Total SqFt	3,690
List Price	\$360,000	#Offices	
Status	Active	For Lease	No
		Lease Purchase	No

Additional Photos



General Property Information:

Area	EFL MLS Area 93	Business Opportunity	Yes	Retail SqFt	3,690
Parish	EAST FELICIANA	Hospitality	Yes	Warehouse SqFt	0
In City Limits		Industrial	Yes	#Restrooms	
Map Page		Office	Yes	#Cranes	
Map Key		Retail	Yes	Span Dist (ft)	
Lot #	12	Shopping Center	Yes	Office SqFt	0
Zoning		Special Purpose	Yes	Elevator	
Subdivision	Town Of Jackson	Lease Price		Net Rentable SqFt	
Date Avail		Lease Price Per		#OverheadDrs	
Deposit	1200	CAM Fee/SF/Yr	0.00	Ceiling Hgt (ft)	
Sublease		Property Tax	\$219	Load Dock	
Lease Term (yrs)		Est Bldg Insurance	\$2,000	Eave Height (ft)	
Mineral Rights	CONVEYED	Sublease Thru		#Parking Spaces	
Apprx. Age CM	21+ Years	Tenant Deduct		Source SqFt	APPROXIMATE

Public Remarks & Directions

Discover the perfect blend of functionality and comfort with this exceptional mixed use property located in Jackson, LA. Offering a unique opportunity, property boasts a versatile layout designed to accommodate various ventures. The prime location, situated along State Highway 10, enjoys excellent accessibility. Spacious rooms at the front of the building provide ample area for conducting venture operations, meetings, church services, daycare services, group home, adoption and maternity services, medical/dental services, rehab services, youth mentoring services and/or retail activities including restaurant, catering services. The versatile layout offers the rear portion of the building featuring meeting rooms, study rooms, privacy and

I-110 N Baton Rouge, LA toward Natchez Follow I-110 N and US-61 N to LA-68 E in East Feliciana Parish 20 min (19.9 mi) Follow LA-68 E to LA-10 W

Property Features

COMMERCIAL TYPE Business Opportunity, Hospitality, Industrial, Office, Retail, Shopping Center, Special Purpose	FINANCING Cash Fin, Conventional Fin
HOSPITALITY TYPE Bed & Breakfast, Convention Center, Extended Stay, Hotel, Inn, Motel, Recreation Cabins, Resort, Spa	FOUNDATION Slab Found
OFFICE TYPE Governmental, High-Tech, Institutional, Medical, Mixed Use, Research & Development	GAS Gas: On Property
SHOPPING CENTER TYPE Community Center, Fashion/Specialty, Free -Standing Store, Grocery-Anchored, Mixed Use Shop Center, Neighborhood Center, Outlet Shop Center	HEATING Gas Heat, Wall Unit(s) Heat
RETAIL TYPE Day Care Facility, Free-Standing Building, Garden Center, Mixed Use, Movie Theatre, Parking Facility, Post Office, Restaurant, Retail-Pad, Street	PARKING Covered Park, Parking Lot, On Site Parking, Parking Garage, Secured Parking
	PRICE INCLUDES Real Estate
	ROAD FRONTAGE Public Street Front
	ROOF Metal Roof
	SHOWING Appointment Required, Call List Agent, No Lockbox, Notice Necessary, See Remarks



Linda G Karam
la.realestate@live.com
 DIRCT: 225-888-4777
<https://www.mlsbox.com/profile/B14330>
 Karam and Company LLC
 3759 College Street
 Jackson LA 70748
 OFC: 225-888-4777



--Information deemed reliable but not guaranteed-- The property's listed/sales price is based on the value as whole, which includes many factors and it's not based upon the square footage of the property. Copyright: 2025"