

ALL FIELDS DETAIL



(33) MLS # 208032
(44) Status ACTIVE
(36) Type Retail
(39) Address 649 E MADISON AVENUE
(41) City Bastrop
(42) State LA
(43) Zip 71220
(37) Area 501 Bastrop & Morehouse Parish
(34) Class COMMERCIAL/INDUSTRIAL
(38) List Price \$500
(45) Sale/Rent For Rent



GENERAL

(47) Subdivision	OTHER	(48) List Agent	Jennifer L Causey - Cell: 318-261-0892
(49) Listing Office 1	John Rea Realty - Main: 318-388-0941	(55) Listing Type	Exclusive Right
(56) Listing Date	11/25/2023	(57) Expiration Date	6/25/2026
(60) Number of Units	1	(61) Occupied	Vacant
(62) Lockbox (Y/N)	Yes	(63) Parish	MOREHOUSE
(65) Parcel #	02000/001/0000B	(67) Legal	See Attached.
(68) Building Name	Magnolia Plaza	(69) Approx. Total SQFT	650
(73) Approx. Retail SQFT	650	(75) Number of Restrooms	1
(79) Overhead Doors (Y/N)	No	(82) Directions	Hwy 165 N to Bastrop. Shopping Center on Left across from First Baptist Church.
(98) Broker IDX	Y	(99) Update Date	6/20/2025
(100) Status Date	12/3/2023	(101) HotSheet Date	1/18/2024
(102) Price Date	1/18/2024	(103) Input Date	11/26/2023 11:50 AM
(105) VOW Include	Yes	(109) Agent Hit Count	74
(110) Client Hit Count	10	(111) Cumulative DOM	613
(113) Original Price	\$700	(114) Associated Document Count	0
(7) Geocode Quality	Exact Match	(14) Picture Count	17
(15) Days On Market	607	(16) Price Per SQFT	\$0.77
(20) Input Date	11/26/2023 11:50 AM	(21) Update Date	6/20/2025 5:04 PM
(106) VOW Address	Yes	(107) VOW Comment	Yes
(108) VOW AVM	Yes		

FEATURES

CONSTRUCTION Brick Veneer	GAS PAID BY Other	WATER/SEWER Public Sewer	EXTERIOR FEATURES Gutters
ROOF Metal	CAM PAID BY Tenant	Public Water	Lighting/Security
Flat	ROOMS Display Window	INTERIOR FEATURES Extra Storage	See Remarks
PARKING SURFACE Asphalt	Supply Room	Private Bathrooms	CLOSING/POSSESSION Renters Rights
ELECTRIC On Site	Executive Offices	UTILITIES Electric	MINERAL RIGHTS Seller to Retain
ELECTRIC PAID BY Tenant	Showroom	Separate Meters	DOCUMENTS ON FILE Photographs
REPAIRS PAID BY Tenant	Other	3 Phase	Tax Map
WATER PAID BY Tenant	See Remarks	Internet Connection	Property Disclosure
TAXES PAID BY Tenant	HEATING Electric	TERMS Cash	SHOWING INSTRUCTIONS Call Listing Agent
GAS None	COOLING Central Air	SPRINKLER SYSTEM None	Lock Box Vacant
	Electric	FLOOR SYSTEM Tile	Sign
	PROPERTY DESCRIPTION Loc. in City Limits	PARKING LOT AMENITIES Parking/50+ Spaces	
	STYLE/BUILDING Strip Center		

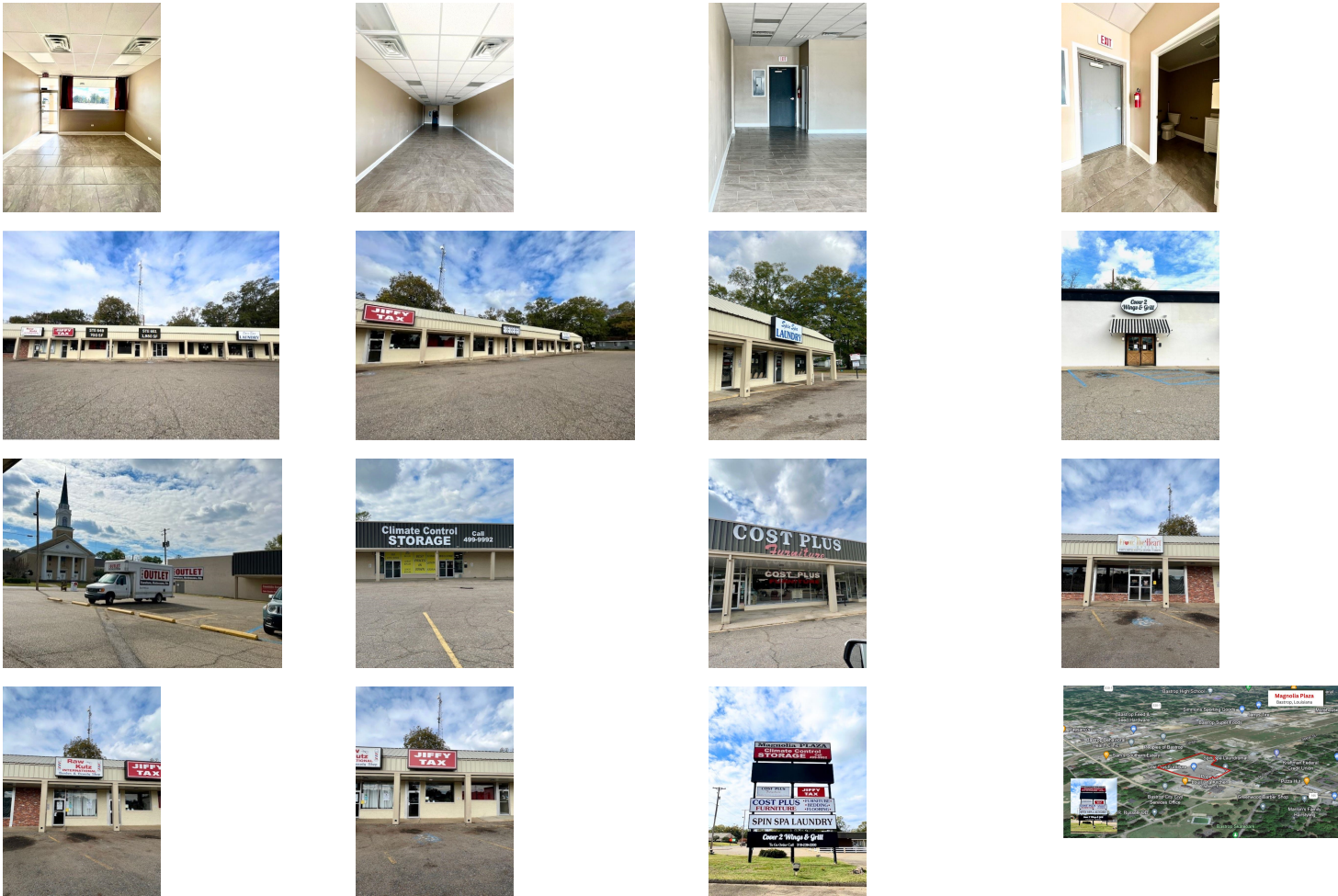
BROKER TO BROKER REMARKS

(117) Broker to Broker Remarks	Information considered reliable but not guaranteed. Lessee to verify. Lease rates include CAM. Tenant responsible for base rent and utilities.
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PUBLIC REMARKS

(118) Public Remarks Starting a new business? Lease expiring? Looking for a great value? This one will be hard to beat! 700 SF of commercial-retail space now ready for lease in Magnolia Plaza! Completely renovated. Energy efficient. Utilities available: cable, electric, gas - all on separate meters. And lease rates include common area maintenance! 100+ parking spaces with security at parking lot and storefronts. Plaza co-tenants: Cost Plus Furniture, Climate Control Storage, From The Heart Designs, Raw Kutz International Barber & Beauty Shop, Jiffy Tax, Spin Spa Laundry and Cover 2 Wings & Grill. For more information or to schedule a showing, call your professional real estate agent today.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.