



Linda G Karam
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 Karam and Company LLC
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MLS Client View - Commercial			
MLS#	2025002704	Acres	0.190000
Property Type	Commercial	Lot Dimensions	
Address	2053 HWY 10	#Stories	
City	Jackson	Current Use	
Zip	70748	Apx Total SqFt	2,040
List Price	\$250,000	#Offices	
Status	Active	For Lease	No
		Lease Purchase	No



General Property Information:

Area	EFL MLS Area 93	Business Opportunity	Yes	Retail SqFt	2,000
Parish	EAST FELICIANA	Hospitality	Yes	Warehouse SqFt	40
In City Limits	Yes	Industrial	Yes	#Restrooms	
Map Page		Office	Yes	#Cranes	
Map Key		Retail	Yes	Span Dist (ft)	
Lot #	1A	Shopping Center	Yes	Office SqFt	0
Zoning		Special Purpose	Yes	Elevator	
Subdivision	Town Of Jackson	Lease Price	\$0.00	Net Rentable SqFt	
Date Avail		Lease Price Per		#OverheadDrs	
Deposit	2500	CAM Fee/SF/Yr	0.00	Ceiling Hgt (ft)	
Sublease	No	Property Tax	\$493	Load Dock	
Lease Term (yrs)		Est Bldg Insurance	\$1,950	Eave Height (ft)	
Mineral Rights	CONVEYED	Sublease Thru		#Parking Spaces	
Apprx. Age CM	21+ Years	Tenant Deduct		Source SqFt	APPROXIMATE

Public Remarks & Directions

Welcome to Jackson, LA, the up and coming Historic "Community" to live in. If you have dreamed of opening your own business, look what is available on the market! When they say "Location, Location, Location", this is the one they are talking about! The 2040 sq. ft. Commercial Building is located on busy Highway 10, just as you enter Downtown Historic Jackson. The entire building was remodeled recently down to the walls. There is a New Warranted A/C and Heating Unit. New Electrical, New Led Lighting, New Plumbing, New Roofing, the entire building has Spray Foam Closed Cell Insulation, and New Paint! The interior has been completely remodeled with recycled materials (doing our part to save the environment). The tin was I 110-N, take exit 8 C for US-61 N toward Natchez for 12 miles, turn right onto LA-68 E for 11 miles, turn left onto LA-10 W/Charter Street for 1.5 mile,

Property Features

COMMERCIAL TYPE Business Opportunity, Hospitality, Industrial, Office, Retail, Shopping Center, Special Purpose	FINANCING Cash Fin, Conventional Fin
HOSPITALITY TYPE Other	FOUNDATION Slab Found
OFFICE TYPE Governmental, Institutional, Medical, Research & Development	GAS Gas: Available
SHOPPING CENTER TYPE Fashion/Specialty, Free-Standing Store, Grocery -Anchored	HEATING Central Heat
RETAIL TYPE Day Care Facility, Free-Standing Building, Garden Center, Mixed Use, Movie Theatre, Restaurant, Retail-Pad	PARKING Parking Lot, Rear Parking
INDUSTRIAL TYPE Cold Storage, Food Processing, Free-Standing, Mixed Use, Light Industrial, Research & Development, Warehouse/Distribution	PRICE INCLUDES Real Estate
SPECIAL PURPOSE TYPE Assembly/Meeting Place, Funeral Home/Mortuary,	ROAD FRONTAGE Paved Front, Public Street Front
	ROOF Metal Roof
	SHOWING Accompany, Appointment Required, Call List Agent
	WATER/SEWER Public Sewer, Public Water
	SPECIAL SALES TYPE As Is



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"--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"