

ALL FIELDS DETAIL



(33) MLS # 212610
(44) Status NEW LISTING
(36) Type Retail
(39) Address 1932 LOUISVILLE AVENUE
(41) City Monroe
(42) State LA
(43) Zip 71201
(37) Area 111 Central Monroe & Business District
(34) Class COMMERCIAL/INDUSTRIAL
(38) List Price \$4,750
(45) Sale/Rent For Rent



GENERAL

(47) Subdivision	D A BREARD ADDN	(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	11/22/2024	(57) Expiration Date	11/22/2025
(60) Number of Units	1	(61) Occupied	Vacant
(62) Lockbox (Y/N)	No	(63) Parish	OUACHITA
(64) Zoning	B-3	(65) Parcel #	45582
(67) Legal	LOT BEG 622 FT E OF E LINE 18TH ST, THENCE E ON SO LINE LOUISVILLE AVE 315 FT, SO 594.19 FT, W 315 FT, NO 594.26FT	(68) Building Name	Danville Plaza
(69) Approx. Total SQFT	4,750	(70) Approx. Warehouse SQFT	1,000
(72) Approx. Office SQFT	240	(73) Approx. Retail SQFT	3,500
(75) Number of Restrooms	1	(79) Overhead Doors (Y/N)	No
(82) Directions	Southwest on Louisville Ave/Hwy 80. Retail space located on the Left in Danville Plaza - behind Popeye's Fried Chicken.	(98) Broker IDX	Y
(99) Update Date	11/22/2024	(100) Status Date	11/22/2024
(101) HotSheet Date	11/22/2024	(102) Price Date	11/22/2024
(103) Input Date	11/22/2024 9:25 PM	(105) VOW Include	Yes
(109) Agent Hit Count	0	(110) Client Hit Count	0
(111) Cumulative DOM	0	(113) Original Price	\$4,750
(114) Associated Document Count	1	(7) Geocode Quality	Exact Match
(14) Picture Count	3	(16) Price Per SQFT	\$1.00
(20) Input Date	11/22/2024 9:25 PM	(21) Update Date	11/22/2024 9:25 PM
(106) VOW Address	Yes	(107) VOW Comment	Yes
(108) VOW AVM	Yes		

FEATURES

CONSTRUCTION Concrete Block	CAM PAID BY Tenant	WATER/SEWER Public Sewer Public Water	PARKING LOT AMENITIES Parking/50+ Spaces
ROOF Other	ROOMS Display Area Display Window Stock Room Executive Offices Showroom Other See Remarks	INTERIOR FEATURES Extra Storage Private Bathrooms Showroom See Remarks	EXTERIOR FEATURES Gutters Lighting/Security See Remarks
PARKING SURFACE Asphalt	HEATING Electric Central	UTILITIES Electric Gas Separate Meters 3 Phase	CLOSING/POSSESSION Renters Rights
ELECTRIC On Site	COOLING Central Air Electric	TERMS Cash	MINERAL RIGHTS Seller to Retain
ELECTRIC PAID BY Tenant	PROPERTY DESCRIPTION Loc. in City Limits	SPRINKLER SYSTEM Wet	DOCUMENTS ON FILE Photographs Tax Map Property Disclosure
REPAIRS PAID BY Tenant Landlord	STYLE/BUILDING Strip Center	FLOOR SYSTEM Concrete Slab Carpet	SHOWING INSTRUCTIONS Call Listing Agent Appointment Only Sign
WATER PAID BY Tenant			
TAXES PAID BY Other			
GAS Available			
GAS PAID BY			

FEATURES

Tenant

Tile

BROKER TO BROKER REMARKS

(117) Broker to Broker Remarks Information presented in this listing is considered reliable but not guaranteed. Lessee to verify. Keys kept at John Rea Realty. Access provided by appointment only.

PUBLIC REMARKS

(118) Public Remarks Danville Plaza Shopping Center is now under NEW ownership with NEW & Exciting plans under way! First Exciting Announcement we can share... Roses Discount Stores has joined Danville Plaza and will be opening ~ May, 2025! Keep your eyes and ears open! MORE good NEWS is on the way! Suite 1930 in Danville Plaza Shopping Center: 4,750 SF. Current layout offers: Large open sales floor, 2 private offices, 1 storage room, 1 restroom and ~1000 SF of warehouse space. 3 exit doors in rear allow for easy access per loading/unloading deliveries. *See Floor Plan in Associated Docs. For more information or to schedule your own private tour call today! Let's walk/talk Danville Plaza Shopping Center!

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.