

# 1.53+/- Acre Lot - Hwy 80/Cypress

## 0 Cypress St, West Monroe, LA 71291



Listing ID:	30759487
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Hospitality, Multi-Family
Gross Land Area:	1.53 Acres
Sale Price:	\$460,000
Unit Price:	\$300,653 Per Acre
Sale Terms:	Cash to Seller

### Overview/Comments

Large 1.53 +/- Acre Commercial Lot on high-traffic Cypress St/Hwy 80 in West Monroe. Borders Key West Plaza.

All utilities available to site.

Site needs dirt work and drainage work.

Seller offers to perform site work for \$100,000 above list price.

For more information, please contact listing agents: Jay Johnson at 318-355-2805 or Jennifer Causey at 318-261-0892.



### More Information Online

<https://www.lacdb.com/listing/30759487>



### QR Code

Scan this image with your mobile device:

### General Information

Taxing Authority:	Ouachita Parish
Tax ID/APN:	109183
Possible Uses:	Hospitality, Multi-Family, Office, Retail, Retail-Pad, Self Storage, Other

Zoning:	PARISH
Sale Terms:	Cash to Seller

### Area & Location

Property Located Between:	Wallace Road and Barr Lane
Property Visibility:	Excellent
Largest Nearby Street:	Cypress Street
Feet of Frontage:	294
Highway Access:	Hwy 80
Airports:	Monroe Regional Airport

Legal Description 1.53 ACS IN NE/4 OF NE/4 OF SW/4 SEC29 T18N R3E FROM NW COR OF NE/4 OF NE/4 OF SW/4 SAID SEC S89E 241.42 FT S 261.46 FT TO US HWY 80 SW 292.52 FT N06E200 FT S89E 28.92 FT N26.01 FT TO BEG

### Land Related

Lot Frontage:	294	Available Utilities:	Electric, Water, Sewer
Lot Depth:	236	Water Service:	Municipal
Zoning Description:	Parish	Sewer Type:	Municipal
Topography:	Gently Sloping		

### Location

Address:	0 Cypress St, West Monroe, LA 71291
County:	Ouachita
MSA:	Monroe



## Property Images



1.53 +/- Acre Commercial Lot

**293' Road Frontage**  
**All Utilities Available**  
**Seller Site-Work Option**



**0 Cypress Street**  
**1.53 AC**

MLS #198872

All Utilities At Site

## Property Contacts



**Jennifer Causey**

John Rea Realty  
318-261-0892 [M]  
318-388-0941 [O]  
jennifer@johnrearealty.com



**Jay Johnson**

John Rea Realty  
318-388-0941 [O]  
jayjohnsonre@aol.com