



INVESTMENT PROPERTY FOR SALE

2000 E. TEXAS STREET, BOSSIER CITY, LA 71111

- 3-year lease in place (March 1, 2025-Feb. 29, 2028)
- Asking \$300,000, 9% cap
- Located in a Growing Commercial Area of South Bossier
- Corner Lot with High Visibility
- 2,320 Sq Ft
- 3 Offices with a Large Reception Area
- Kitchen/Breakroom Area
- Playground/Entertainment Space in Back
- Two 15KW Generators
- Traffic Count: 24,220 VPD @E. Texas & Benton Rd.
- Renovations:
 - Two HVAC Systems & Water Heaters Installed Within The Past 3 Years
 - New Floors Within The Last 3 Years
 - Brand New Plumbing Grinder System (Keep Sewer From Clogging)



For more information, contact:

Patrick Harrington | pharrington@vintagerealty.com | 318.222.2244

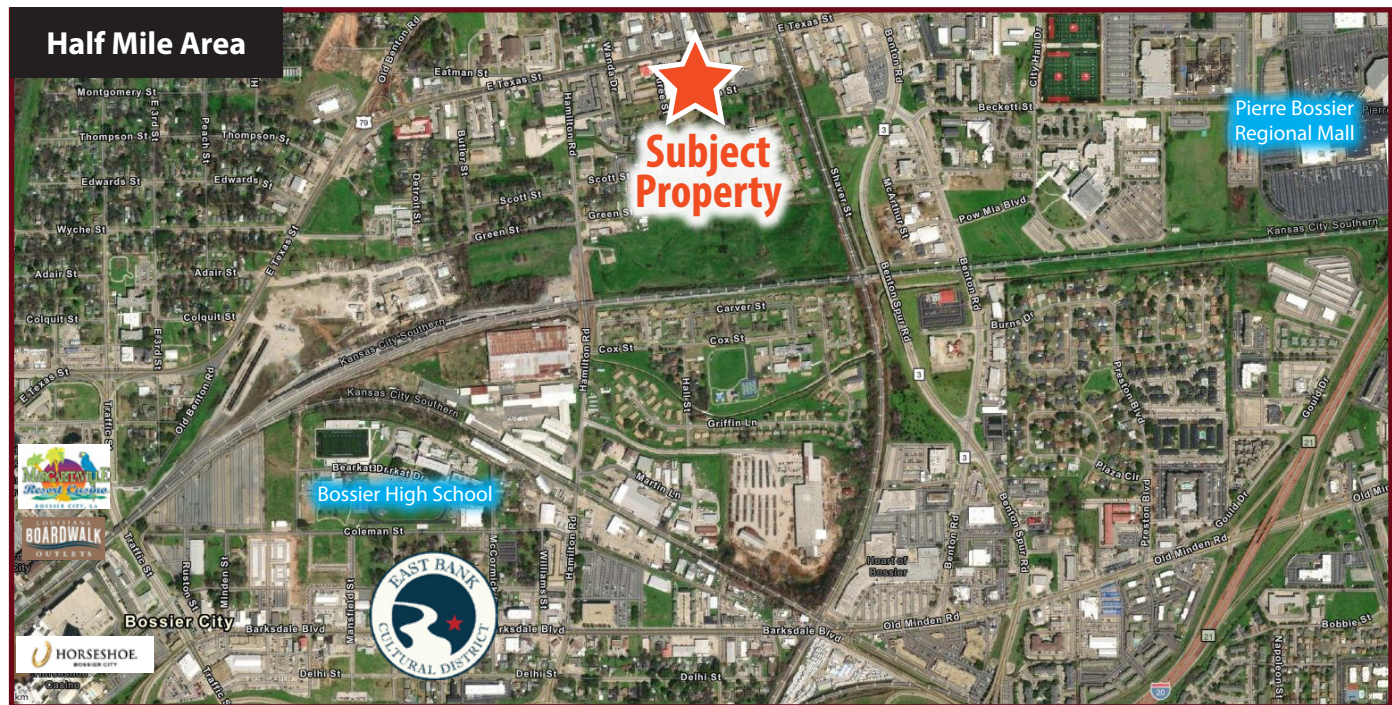
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ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 1/2025



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