

ALL FIELDS DETAIL



(33) **MLS #** 210832
(44) **Status** ACTIVE
(36) **Type** Retail
(39) **Address** 707 TRENTON STREET
(40) **Address 2** 709
(41) **City** West Monroe
(42) **State** LA
(43) **Zip** 71291
(37) **Area** 161 WM City Central / Kiroli Park to I-20
(34) **Class** COMMERCIAL/INDUSTRIAL
(38) **List Price** \$625,000
(45) **Sale/Rent** For Sale



GENERAL

(47) Subdivision	AUSTIN & EBY	(48) List Agent	Jennifer L Causey - Cell: 318-261-0892
(49) Listing Office 1	John Rea Realty - Main: 318-388-0941	(50) List Agent 2	Thomas J Johnson - Cell: 318-355-2805
(51) Listing Office 2	John Rea Realty - Main: 318-388-0941	(55) Listing Type	Exclusive Right
(56) Listing Date	7/9/2024	(57) Expiration Date	7/9/2026
(58) Number of Acres (Est.)	0.89	(59) Price Per Acre	\$702,247.19
(60) Number of Units	1	(61) Occupied	Owner
(62) Lockbox (Y/N)	No	(63) Parish	OUACHITA
(64) Zoning	B-3	(65) Parcel #	38871, 56715
(67) Legal	LOT 10 SQ 8 A & E NORTHERN ADDN, LOT 11 RESUB OF LOTS 11 & 12 BLK 8 AUSTIN & EBY NORTH ADDITION	(68) Building Name	Miriam's Furniture
(69) Approx. Total SQFT	8,849	(70) Approx. Warehouse SQFT	2,809
(73) Approx. Retail SQFT	6,040	(74) Approx. Useable SQFT	8849
(75) Number of Restrooms	1	(76) Year Built	1976
(77) Docks	Y	(79) Overhead Doors (Y/N)	Yes
(81) Eave Height	12'	(82) Directions	Exit 115 off of I-20 to Mill Street. continue until merge Left onto Bridge St. Take Left at red light onto Trenton St. Property on the left.
(97) Tax ID	71291	(98) Broker IDX	Y
(99) Update Date	7/1/2025	(100) Status Date	7/16/2024
(101) HotSheet Date	7/1/2025	(102) Price Date	7/1/2025
(103) Input Date	7/9/2024 9:55 PM	(105) VOW Include	Yes
(109) Agent Hit Count	90	(110) Client Hit Count	12
(111) Cumulative DOM	364	(113) Original Price	\$675,000
(2) Sold Price Per Acre	\$0.00	(114) Associated Document Count	2
(7) Geocode Quality	Exact Match	(14) Picture Count	21
(15) Days On Market	364	(16) Price Per SQFT	\$70.63
(20) Input Date	7/9/2024 9:55 PM	(21) Update Date	7/1/2025 9:51 AM
(106) VOW Address	Yes	(107) VOW Comment	Yes
(108) VOW AVM	Yes		

FEATURES

CONSTRUCTION Metal Stucco	ROOMS Display Area Display Window Reception Stock Room Break Room Lobby Executive Offices Closet(s) Showroom Other See Remarks	WATER/SEWER Public Sewer Public Water	PARKING LOT AMENITIES Parking/10+ Spaces See Remarks
ROOF Metal Gabled		INTERIOR FEATURES Extra Storage Private Bathrooms Showroom Security System Telephone System See Remarks	EXTERIOR FEATURES Lighting/Security Loading Docks See Remarks
PARKING SURFACE Gravel/Stone Asphalt Concrete		UTILITIES Cable Electric	CLOSING/POSSESSION Closing
ELECTRIC On Site	HEATING		MINERAL RIGHTS Purchaser to Acquire
ELECTRIC PAID BY			DOCUMENTS ON FILE Photographs

FEATURES

Owner	Electric	Gas	Tax Map
REPAIRS PAID BY	Central	3 Phase	Property Disclosure
Owner	COOLING	Internet Connection	SHOWING INSTRUCTIONS
WATER PAID BY	Central Air	TERMS	Call Listing Agent
Owner	Electric	Cash	Appointment Only
TAXES PAID BY	PROPERTY DESCRIPTION	Conventional	24-Hour Notice
Owner	Loc. in City Limits	SPRINKLER SYSTEM	Restricted Days
GAS	Restriction(s)	None	Restricted Hours
On Site	Seller Will Not Divide	FLOOR SYSTEM	Alarm
GAS PAID BY	See Remarks	Concrete Slab	
Owner	STYLE/BUILDING	Wood Floors	
CAM PAID BY	Free Standing	Tile	
Other	Steel Frame		

BROKER TO BROKER REMARKS

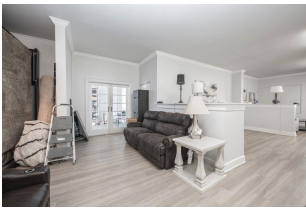
(117) Broker to Broker Remarks	Information provided within this listing is considered reliable but not guaranteed. Buyer to verify. Keys held at John Rea Realty. Restricted hours/days for showing. Please schedule at least 24 hrs in advance. Please do not disturb retailer /employees or shoppers.
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PUBLIC REMARKS

(118) Public Remarks	Miriam's Furniture is up and running at their a new location at 1402 Louisville Avenue in Monroe! Which means their 2nd location on Trenton is available for its next chapter! 707-709 Trenton St features 0.89 AC with 151 feet of road frontage; 6,040 SF of enclosed retail/office space and 2,809 SF of warehouse space along with 1,500 SF of extra free-standing storage! Not to mention plenty of parking and a covered dock to make loading and unloading inventory a breeze. Built in 1976. The retail building was renovated in 2017 and completed in the 4th Quarter of 2017. These renovations included new metal panels on exterior walls, new storefront and stucco at the front elevation of the building, new metal roof, new entrance doors, new flooring throughout, new light fixtures, new sheetrock ceilings, new HVAC and ductwork, new awnings, new plumbing and water heater installation, new electrical wiring throughout the building, new partitions, new crown and base molding, and storage room in the warehouse building. Security System and Telephone System to remain with building. Don't let your business miss it's chance to grow with Downtown West Monroe! Call your local professional real estate agent for more information or to schedule your own private tour to walk/talk possibilities! No lockbox. Keys held at John Rea Realty. Restricted hours/days for showing. Please schedule at least 24 hrs in advance. Please do not disturb retailer/employees or shoppers.
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ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.