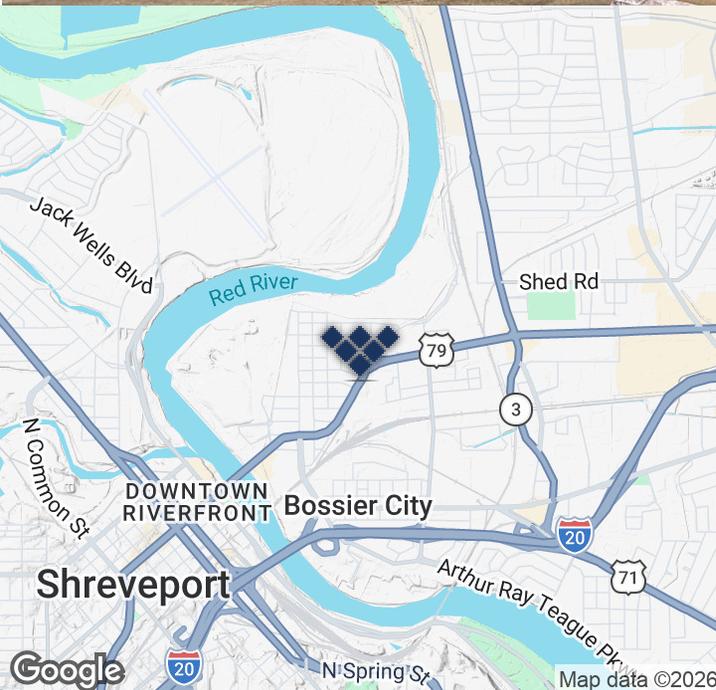


Former Kelly's Custom
Floors | 3,960 SF
SALE: \$450,000
LEASE: \$3625/mo

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Sealy Real Estate Services
333 Texas Street, Suite 1050
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318.222.8700
www.sealynet.com



Offering Summary

Sale Price:	\$450,000
Lease Rate:	\$3,625.00 per month (MG)
Building Size:	3,960 SF
Year Built:	1996
Zoning:	B-3

Location Overview

Strategically located on E. Texas Street near the high-traffic George Bigby Carriageway roundabout, this property is less than one mile from the Texas Street Bridge, Downtown Shreveport, and I-20. The property sits on a corner lot at E. Texas Street and Thompson Street, and offers excellent connectivity to Benton Road and surrounding commercial corridors. It's ideal for businesses seeking visibility and access in a central location.

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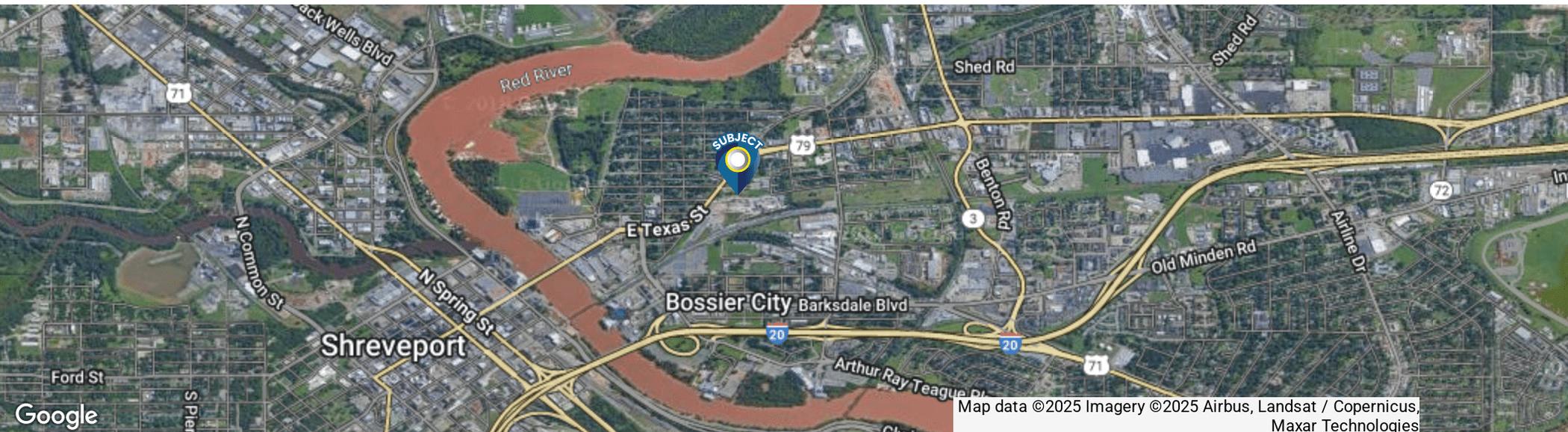
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Property Summary

This 3,960± SF commercial/retail building is situated on a 0.32± acre corner lot in Bossier City, offering strong visibility and ease of access. The front showroom spans approximately 1,740 SF and includes a private 150 SF office, a restroom, and a kitchen/break area. The 2,320 SF warehouse features 13'10" sidewalls, a 16' center height, one 12' x 12' grade-level overhead door, wood wainscot along insulated walls, mezzanine storage, and an additional restroom. This property offers a functional layout suitable for a range of commercial or light industrial uses.

**Tenant pays utilities and maintenance in addition to rent*

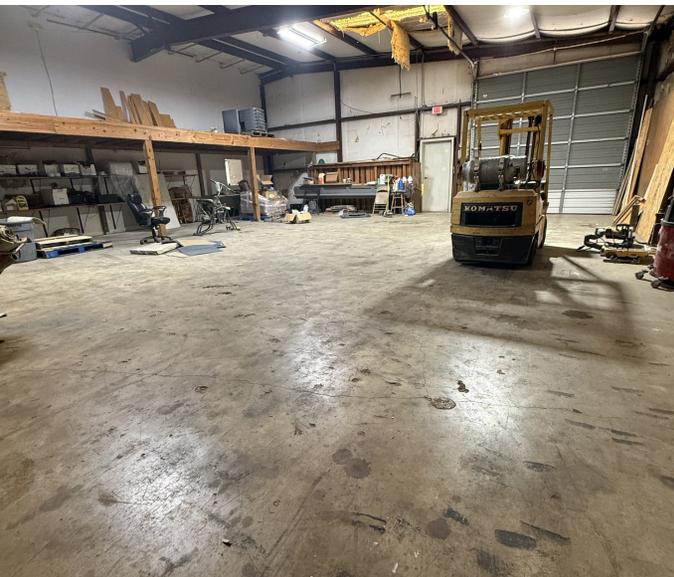


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