

**ALL FIELDS DETAIL**



**(33) MLS #** 212620  
**(44) Status** NEW LISTING  
**(36) Type** Retail  
**(39) Address** 1930 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** \$2,000  
**(45) Sale/Rent** For Rent



**GENERAL**

<b>(47) Subdivision</b>	D A BREARD ADDN	<b>(48) List Agent</b>	Jennifer L Causey - Cell: 318-261-0892
<b>(49) Listing Office 1</b>	John Rea Realty - Main: 318-388-0941	<b>(55) Listing Type</b>	Exclusive Right
<b>(56) Listing Date</b>	11/25/2024	<b>(57) Expiration Date</b>	11/25/2025
<b>(60) Number of Units</b>	1	<b>(61) Occupied</b>	Vacant
<b>(62) Lockbox (Y/N)</b>	No	<b>(63) Parish</b>	OUACHITA
<b>(64) Zoning</b>	B-3	<b>(65) Parcel #</b>	45582
<b>(67) Legal</b>	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	<b>(68) Building Name</b>	Danville Plaza
<b>(69) Approx. Total SQFT</b>	1,600	<b>(72) Approx. Office SQFT</b>	597
<b>(73) Approx. Retail SQFT</b>	780	<b>(74) Approx. Useable SQFT</b>	1600
<b>(75) Number of Restrooms</b>	1	<b>(79) Overhead Doors (Y/N)</b>	No
<b>(82) Directions</b>	Southwest on Louisville Ave/Hwy 80. Retail space located on the Left in Danville Plaza - behind Popeye's Fried Chicken.	<b>(98) Broker IDX</b>	Y
<b>(99) Update Date</b>	11/25/2024	<b>(100) Status Date</b>	11/25/2024
<b>(101) HotSheet Date</b>	11/25/2024	<b>(102) Price Date</b>	11/25/2024
<b>(103) Input Date</b>	11/25/2024 1:26 PM	<b>(105) VOW Include</b>	Yes
<b>(109) Agent Hit Count</b>	2	<b>(110) Client Hit Count</b>	0
<b>(111) Cumulative DOM</b>	0	<b>(113) Original Price</b>	\$2,000
<b>(114) Associated Document Count</b>	1	<b>(7) Geocode Quality</b>	Manually Placed Pin
<b>(14) Picture Count</b>	3	<b>(16) Price Per SQFT</b>	\$1.25
<b>(20) Input Date</b>	11/25/2024 1:26 PM	<b>(21) Update Date</b>	11/25/2024 1:26 PM
<b>(106) VOW Address</b>	Yes	<b>(107) VOW Comment</b>	Yes
<b>(108) VOW AVM</b>	Yes		

**FEATURES**

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

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## FEATURES

Tenant

Tile

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## 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.

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## 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: 1600 SF. Current layout offers: 780 SF front sales floor, behind the sales floor partition lies 254 SF open area for additional work space or storage, 1 - 114 SF private office, 1 - 230 SF break room, 1 additional smaller storage room and 1 private restroom. 1 exit door in rear leads to rear parking lot. \*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!

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## ADDITIONAL PICTURES



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## DISCLAIMER

This information is deemed reliable, but not guaranteed.