

ALL FIELDS DETAIL



(33) MLS # 212044
(44) Status ACTIVE
(36) Type Office
(39) Address 140 ROWLAND ROAD
(40) Address 2 136 Rowland Road
(41) City Monroe
(42) State LA
(43) Zip 71203
(37) Area 133 ULM/Town & Country/Lake Shore/Joe White Rd/Morgan Hare Rd
(34) Class COMMERCIAL/INDUSTRIAL
(38) List Price \$1,210,000
(45) Sale/Rent For Sale



GENERAL

(47) Subdivision	PARKWOOD ADDN	(48) List Agent	Jennifer L Causey - Cell: 318-261-0892
(49) Listing Office 1	John Rea Realty - Main: 318-388-0941	(55) Listing Type	Exclusive Right
(56) Listing Date	10/9/2024	(57) Expiration Date	4/9/2025
(58) Number of Acres (Est.)	0.61	(59) Price Per Acre	\$1,983,606.56
(60) Number of Units	1	(61) Occupied	Vacant
(62) Lockbox (Y/N)	Yes	(63) Parish	OUACHITA
(64) Zoning	Parish	(65) Parcel #	137924
(67) Legal	0.611 AC IN LOT 1 PARKWOOD VILLAGE SHOPPING CENTER SUB	(68) Building Name	St Francis Urgent Care
(69) Approx. Total SQFT	2,718	(72) Approx. Office SQFT	2,718
(75) Number of Restrooms	3	(76) Year Built	2023
(79) Overhead Doors (Y/N)	No	(82) Directions	Head northeast on US-80 E/Desiard Street, continue onto LA-139 N, turn Right onto Rowland Rd. Property will be on the Right.
(98) Broker IDX	Y	(99) Update Date	10/16/2024
(100) Status Date	10/16/2024	(101) HotSheet Date	10/16/2024
(102) Price Date	10/9/2024	(103) Input Date	10/9/2024 10:05 AM
(105) VOW Include	Yes	(109) Agent Hit Count	86
(110) Client Hit Count	1	(111) Cumulative DOM	41
(113) Original Price	\$1,210,000	(2) Sold Price Per Acre	\$0.00
(114) Associated Document Count	2	(7) Geocode Quality	Manually Placed Pin
(14) Picture Count	19	(15) Days On Market	41
(16) Price Per SQFT	\$445.18	(20) Input Date	10/9/2024 10:05 AM
(21) Update Date	10/16/2024 1:35 AM	(106) VOW Address	Yes
(107) VOW Comment	Yes	(108) VOW AVM	Yes

FEATURES

CONSTRUCTION Brick Veneer Stucco	CAM PAID BY Other	STYLE/BUILDING Free Standing Masonry	FLOOR SYSTEM Wood Floors Tile
ROOF Composition Gabled	ROOMS Display Window Reception Equipment Room Kitchen Break Room Lobby Executive Offices Closet(s) Other	WATER/SEWER Public Sewer Public Water	PARKING LOT AMENITIES Parking/25+ Spaces See Remarks
PARKING SURFACE Concrete	HEATING Electric Central	INTERIOR FEATURES Extra Storage Private Bathrooms Security System-Wired See Remarks	EXTERIOR FEATURES Gutters Landscaping Lighting/Security
ELECTRIC On Site	COOLING Central Air	UTILITIES Cable Electric Gas Separate Meters 3 Phase Internet Connection	CLOSING/POSSESSION Closing
ELECTRIC PAID BY Owner	PROPERTY DESCRIPTION	TERMS Cash	MINERAL RIGHTS Purchaser to Acquire
REPAIRS PAID BY Owner			DOCUMENTS ON FILE Photographs Tax Map
WATER PAID BY Owner			SHOWING INSTRUCTIONS Call Listing Agent Appointment Only
TAXES PAID BY Owner			
GAS On Site			

FEATURES

GAS PAID BY
Owner

Located in Parish

Conventional
SPRINKLER SYSTEM
None

Lock Box Vacant
Sign

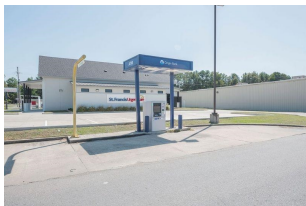
BROKER TO BROKER REMARKS

(117) **Broker to Broker Remarks** All information presented in this listing is considered reliable but not guaranteed. Buyer to verify.

PUBLIC REMARKS

(118) **Public Remarks** BRAND NEW CONSTRUCTION NOW AVAILABLE FOR PURCHASE! Highest best use is as an urgent care clinic but could also serve per most any other medical, professional or commercial-retail end-use. Current build out offers 2718 SF featuring: Waiting Room/Lobby, Reception, Public Restroom, 4 Exam Rooms, Nurses Station, Telemedicine Room, OCC Medicine Room, Lab, Testing Restroom, Supply Room, X-ray, Employee Break Area/Kitchen, Employee Restroom, Copy/File Room, Data Room, Extra Storage and Janitor's Closet. The site also offers 7,454 SF of Concrete Parking with 3 covered parking spaces marked for Curb -Side Care. Lease income per ATM on site will also convey at act of sale. For more information or to schedule your own private showing, call your favorite real estate agent today!

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.