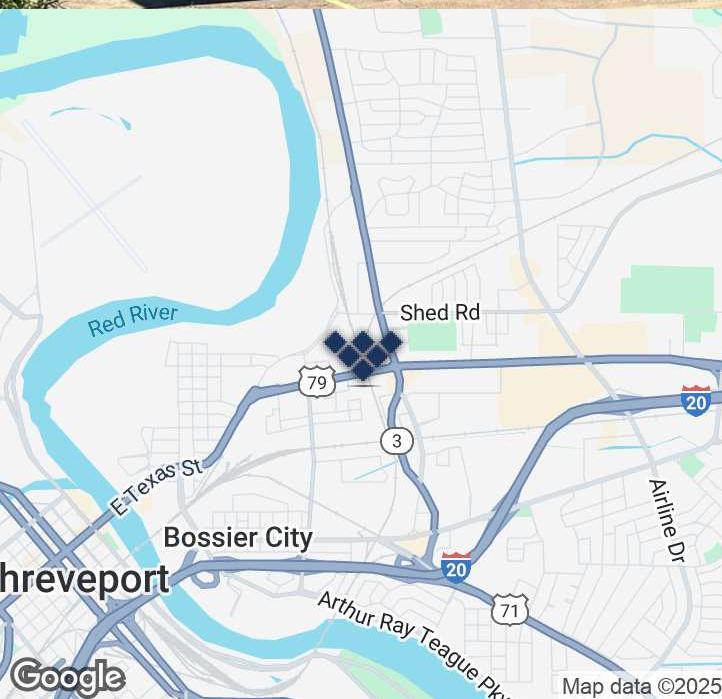




Heath Plaza 100% Leased Commercial Investment FOR SALE

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Offering Summary

| | |
|----------------|------------------------|
| Sale Price: | \$800,000 (\$73.69/SF) |
| Building Size: | 10,850 SF |
| Lot Size: | 1.25 Acres |
| Year Built: | 1993 |
| Zoning: | C-3 |

Location Overview

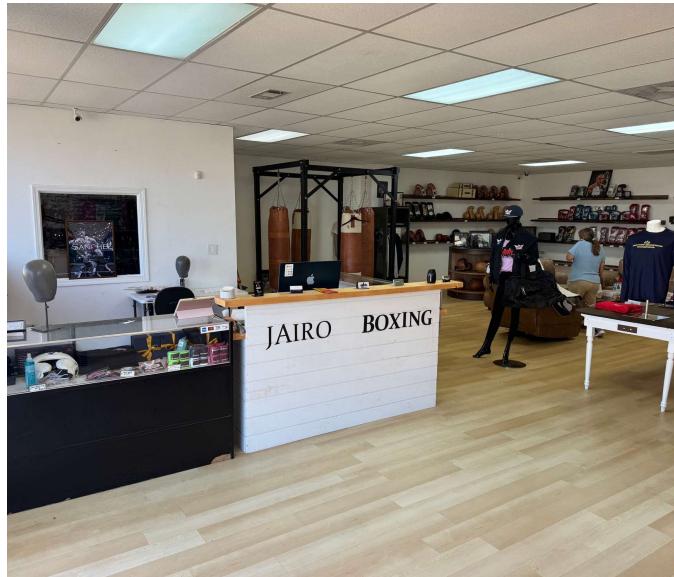
Located on E. Texas Street, less than a block from the E. Texas/Benton Road intersection and 1.27 miles from I-20, Heath Plaza is strategically placed 2.5 miles from the Louisiana Boardwalk and downtown bridge. Near the East Bank District and less than 10 minutes from the new I-220/20 Barksdale Interchange, the property enjoys robust traffic and excellent accessibility. This central location ensures high visibility and convenience, ideal for businesses seeking exposure in Bossier City's dynamic commercial environment.

Investment Overview

Heath Plaza, located at 2058-2060 E. Texas St., Bossier City, LA, is a prime commercial property that is fully leased and spans a total building size of approximately 10,850 SF. The property is divided into two 5,000 SF suites, each featuring around 2,000 SF of showroom space and approximately 3,000 SF of insulated warehouse space. Additionally, there is 850 SF second-floor space, suitable for use as an office or an apartment.

The warehouse segment of each suite includes a 22-foot clear height and is equipped with three 14-foot drive-in doors, optimizing functionality and access. The property sits on a 1.25-acre lot and is zoned C-3 (General Commercial), supporting a variety of business activities.

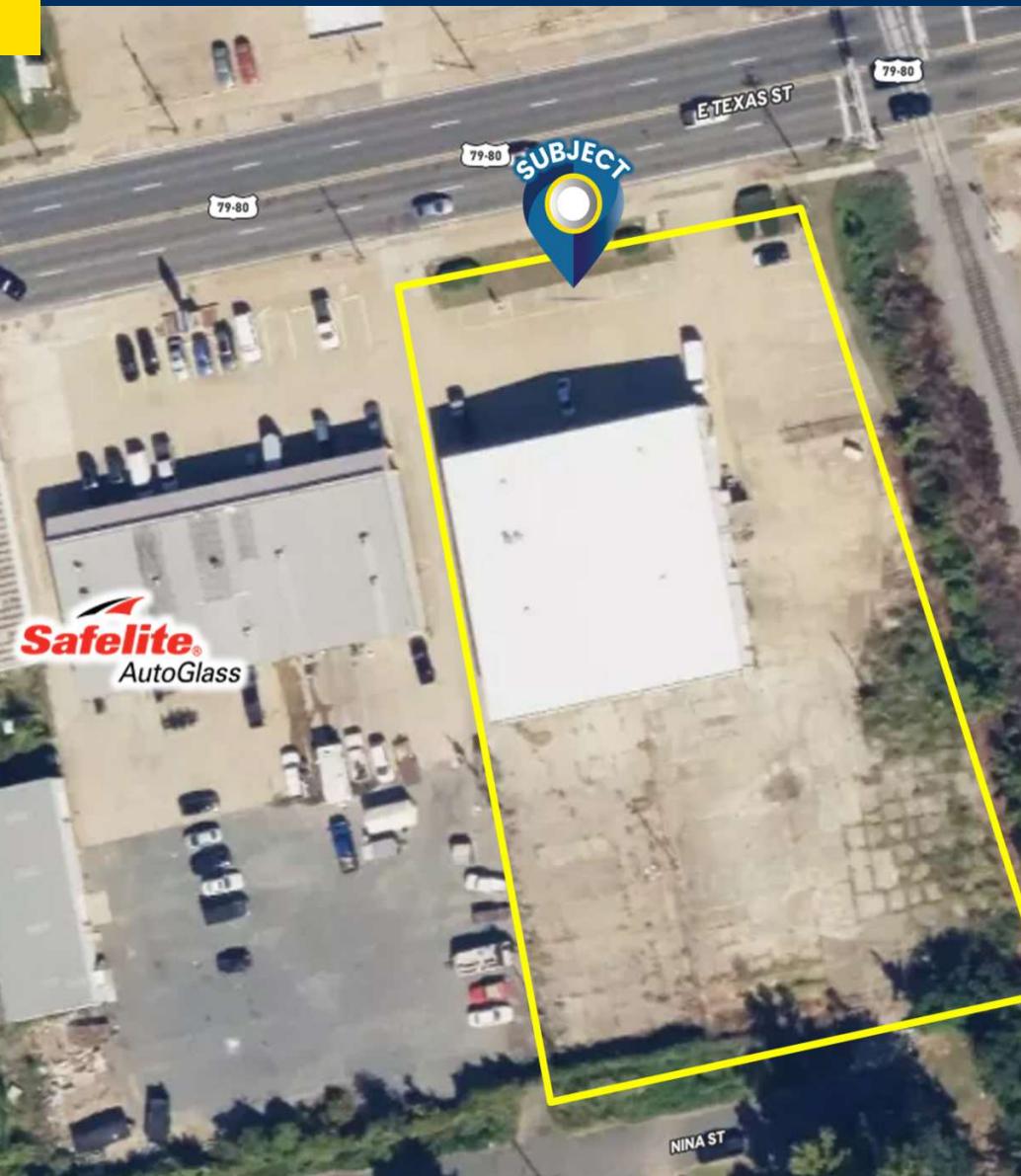
Access to Heath Plaza is exceptionally convenient with dual entries from E. Texas Street at the front and Nina Street at the rear. The property also includes a large concrete parking lot, which is fenced for added security and provides ample parking for tenants and visitors. High visibility along E. Texas Street and significant signage opportunities further enhances this property's appeal, making it an attractive location for retail, flex, or commercial operations.



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