



***Historic
Investment!***
610 Herndon St
\$300,000

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Offering Summary

Sale Price:	\$300,000
Building Size:	2,500 SF
Lot Size:	0.297 Acres
Price / SF:	\$120.00
Zoning:	SPI-1

Location Overview

This location sits in a highly convenient pocket of Shreveport, positioned between Youree Drive to the east and the I-20/I-49 exchange just a few blocks to the west.

It's north of Kings Highway, south of Stoner Avenue, and surrounded by everyday amenities. Nearby landmarks include The Magnolia Pit, St. John Berchmans, Loyola College Prep, Shreveport Little Theatre, Ochsner LSU Health Neurology Center, and a mix of local businesses that keep the area active and accessible.

Property Type	Office
Property Classification	Historic Site
County/ Parish	Caddo
Zoning	SPI-1
Zoning Description	Highland Urban Conservation Residential
Number of Floors	2

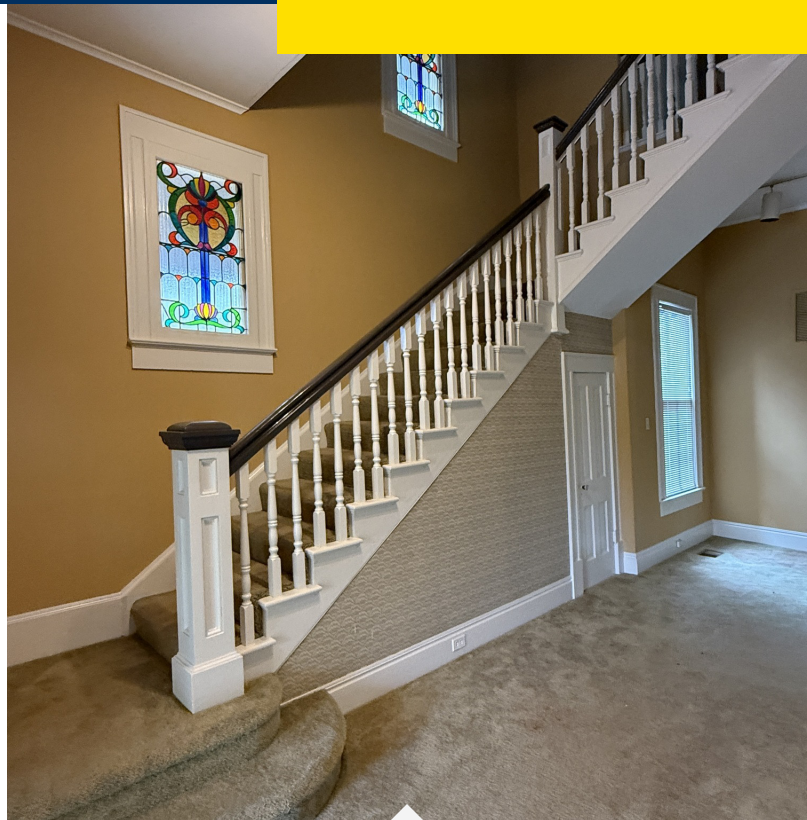
Beautiful Queen Anne Colonial Victorian office building located in the Highland District. The structure was built in the early 1900s and is listed on the historic registry. The owner has taken meticulous care of the property, and it is in very good condition. The striking exterior complements the detailed interior finishes, with wraparound porches on both the first and second floors.

The first floor includes a reception area, an administrative area, an office, a kitchen/break room, and a restroom. The second floor offers three large offices, one with an anteroom and balcony access. Each office is separated by double walls with alternating 2x4s, so the demising walls do not touch, providing excellent privacy and noise reduction. Another restroom is located on the second floor.

The third-floor attic is ideal for storage or can be retrofitted for additional office or workspace. Stained glass windows accent the impressive staircase.

There is a private parking lot in the rear for up to eight vehicles. The driveway on the east side is private and can be used for additional parking. The driveway on the west side is shared with the adjoining neighbor for access to the rear parking areas.

Although the previous use was office space, the structure and layout support a range of possibilities, including hospitality, residential, light retail, and more. Vinyl siding is present on the first and second-floor exteriors, excluding the porch areas.



- Historic Queen Anne Colonial Victorian Building In Excellent Condition
- Flexible Interior Layout With Multiple Offices, Attic Storage, And Wraparound Porches
- Sound-Reducing Double-Wall Construction Providing Strong Privacy Between Offices
- Rear Private Parking For Up To Eight Vehicles Plus Additional Driveway Access
- Prime Highland Location Between Youree Drive And I-20/I-49 Near Schools, Dining, And Local Landmarks



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