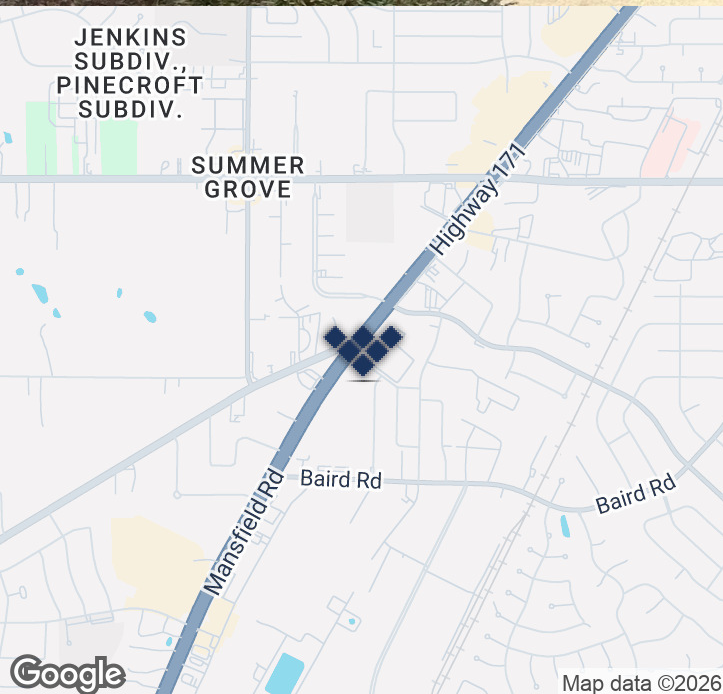




Offering Summary

Sale Price:	\$350,000 (\$11.82/SF)
Building Size:	2,138 SF
Lot Size:	0.68 Acres

Location Overview

Positioned in south Shreveport, the property is located in a high traffic commercial area, providing access to I-49 (±2 miles), I-20 (±4 miles) and Downtown Shreveport (±7 miles), offering connectivity to major transportation routes and commercial areas throughout the Shreveport market.



Property Type	Land
Property Subtype	Office

Now Listed Independently – Prime Redevelopment Opportunity

Established self-serve car wash property offered as land with improvements, providing an opportunity for continued operation or future redevelopment. The property is located in a high traffic area and is currently operational. Financials are unavailable. Offering is also available part of a 3 Property Portfolio listed at \$1,300,000 to include all locations: 879 W. Bert Kouns Ind. Loop, 1751 Jimmy Davis Hwy, 2828 Coronado.

- Established self serve car wash
- High visibility, high traffic location
- Land with existing improvements
- Current operation provides potential interim income
- Flexible redevelopment potential
- Available independently or as part of a three property portfolio