

## ALL FIELDS DETAIL



**(33) MLS #** 216032  
**(44) Status** NEW LISTING  
**(36) Type** Warehouse/Industrial  
**(39) Address** 805 ELM STREET  
**(41) City** Bastrop  
**(42) State** LA  
**(43) Zip** 71220  
**(37) Area** 501 Bastrop & Morehouse Parish  
**(34) Class** COMMERCIAL/INDUSTRIAL  
**(38) List Price** \$337,500  
**(45) Sale/Rent** For Sale



## GENERAL

<b>(47) Subdivision</b>	OTHER	<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>	8/17/2025	<b>(57) Expiration Date</b>	2/17/2026
<b>(58) Number of Acres (Est.)</b>	2.07	<b>(59) Price Per Acre</b>	\$163,043.48
<b>(61) Occupied</b>	Vacant	<b>(62) Lockbox (Y/N)</b>	No
<b>(63) Parish</b>	MOREHOUSE	<b>(65) Parcel #</b>	14747, 16014
<b>(67) Legal</b>	See Associated Docs.	<b>(68) Building Name</b>	Casey Marus Paint & Body
<b>(69) Approx. Total SQFT</b>	10,140	<b>(70) Approx. Warehouse SQFT</b>	9,600
<b>(72) Approx. Office SQFT</b>	540	<b>(74) Approx. Useable SQFT</b>	10140
<b>(75) Number of Restrooms</b>	3	<b>(76) Year Built</b>	1980
<b>(79) Overhead Doors (Y/N)</b>	Yes	<b>(81) Eave Height</b>	14
<b>(82) Directions</b>	From Monroe: US-165 N for 18.6 mi, turn Right onto Naff Ave, Left onto S Elm St, Left onto Collinston Rd, Right onto Elm St. Destination will be on the Right.	<b>(97) Tax ID</b>	71220
<b>(98) Broker IDX</b>	Y	<b>(99) Update Date</b>	8/17/2025
<b>(100) Status Date</b>	8/17/2025	<b>(101) HotSheet Date</b>	8/17/2025
<b>(102) Price Date</b>	8/17/2025	<b>(103) Input Date</b>	8/17/2025 5:52 PM
<b>(105) VOW Include</b>	Yes	<b>(109) Agent Hit Count</b>	54
<b>(110) Client Hit Count</b>	1	<b>(111) Cumulative DOM</b>	6
<b>(113) Original Price</b>	\$337,500	<b>(2) Sold Price Per Acre</b>	\$0.00
<b>(114) Associated Document Count</b>	0	<b>(7) Geocode Quality</b>	Exact Match
<b>(14) Picture Count</b>	28	<b>(15) Days On Market</b>	6
<b>(16) Price Per SQFT</b>	\$33.28	<b>(20) Input Date</b>	8/17/2025 5:52 PM
<b>(21) Update Date</b>	8/17/2025 7:03 PM	<b>(106) VOW Address</b>	Yes
<b>(107) VOW Comment</b>	Yes	<b>(108) VOW AVM</b>	Yes

## FEATURES

<b>CONSTRUCTION</b>	<b>ROOMS</b>	<b>STYLE/BUILDING</b>	<b>FLOOR SYSTEM</b>
Brick Veneer	Display Window	Free Standing	Concrete Slab
Metal	Reception	Steel Frame	Carpet
<b>ROOF</b>	Supply Room	<b>WATER/SEWER</b>	Tile
Metal	Equipment Room	Public Sewer	<b>PARKING LOT AMENITIES</b>
Gabled	Break Room	Public Water	Parking/10+ Spaces
<b>PARKING SURFACE</b>	Lobby	<b>INTERIOR FEATURES</b>	<b>EXTERIOR FEATURES</b>
Asphalt	Executive Offices	Extra Storage	Lighting/Security
<b>ELECTRIC</b>	Other	Private Bathrooms	See Remarks
Available	See Remarks	Security System	<b>CLOSING/POSSESSION</b>
<b>ELECTRIC PAID BY</b>	<b>HEATING</b>	See Remarks	Closing
Owner	Natural Gas	<b>UTILITIES</b>	<b>MINERAL RIGHTS</b>
<b>REPAIRS PAID BY</b>	Electric	Electric	Purchaser to Acquire
Owner	Central	Gas	<b>DOCUMENTS ON FILE</b>
<b>WATER PAID BY</b>	Wall Heater	3 Phase	Photographs
Owner	Window Unit	<b>TERMS</b>	Tax Map
<b>TAXES PAID BY</b>	<b>COOLING</b>	Cash	Property Disclosure
Owner	Central Air	Conventional	<b>SHOWING INSTRUCTIONS</b>
<b>GAS</b>	Wall/Window Unit	<b>SPRINKLER SYSTEM</b>	Call Listing Agent
Available	Electric	None	Appointment Only

**MLS #** 216032

**Address** 805 ELM STREET

08/23/2025 08:00 PM

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FEATURES

GAS PAID BY

Owner

CAM PAID BY

Owner

PROPERTY DESCRIPTION

Loc. in City Limits

List Agent Accompany

Sign

Alarm

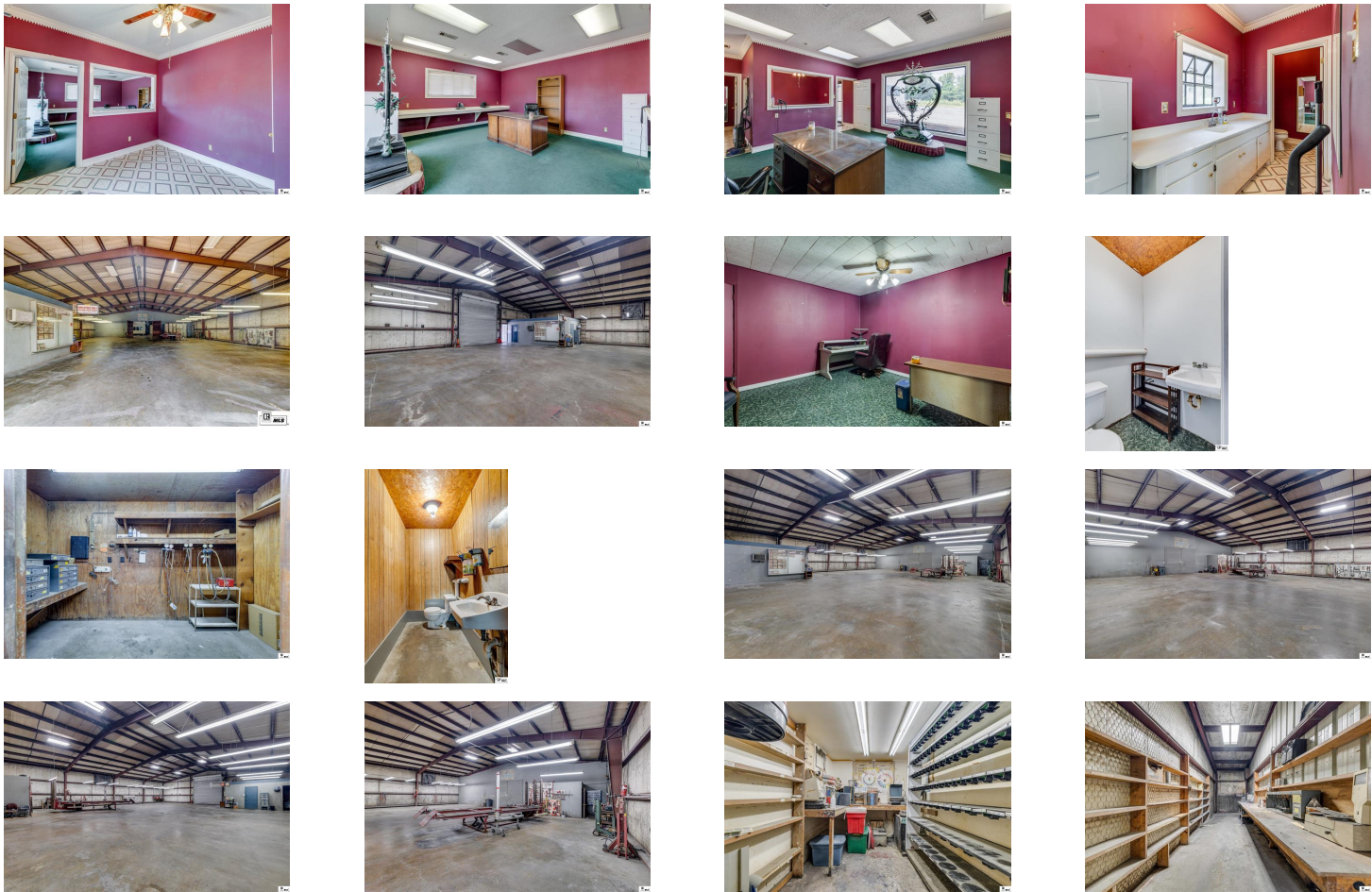
BROKER TO BROKER REMARKS

(117) Broker to Broker Remarks Information presented considered reliable but not guaranteed. Buyer to verify. "As Is/Where Is" Sale.

PUBLIC REMARKS

(118) Public Remarks PRICED TO SELL! 10,140± SF Warehouse/Office on 2 Acres | Equipment Included. An outstanding opportunity to acquire a fully equipped, well-maintained industrial facility situated on a 2-acre parcel in Bastrop, Louisiana. Designed with collision repair infrastructure and flexible for industrial use, this property is offered strictly As-Is/Where-Is. Ideal for body shop operators, automotive services, industrial users, or value-seeking investors in a smaller market. Property Features: 8,400 SF Main Warehouse with Tool Room & 2 Paint Mixing Rooms, 1,200 SF Wash & Sand Room with Overhead Heater, 540 SF of Climate -Controlled Office Space (Main Office + Warehouse Office). 17' Clear Height | 14' Eave Height. 3 Restrooms + Break Room Area. 3-Phase Electrical Power. Wired Security Alarm System. Two Wall-Mounted Industrial HVLS Exhaust Fans for ventilation. Ample Parking and Yard Area. Partial Uncleared Land Offers Future Expansion Opportunities. Located Inside Bastrop City Limits. Included Equipment (Sold As-Is): Garmart Downdraft Above-Ground Spray Booth with Oven, AFC Downdraft Above-Ground Spray Booth (No Oven), 15-HP Champion Air Compressor with Dryer, Chief E-Z Liner SR-21 Body & Frame Alignment System. All equipment remains in place and in excellent cosmetic condition but has not been used or serviced since the business closed due to the owner's injury approximately two years ago. Excluded from Sale: Camaro Z28 and metal art sculpture located on-site. Contact listing agent today for additional details or to schedule a private showing.

ADDITIONAL PICTURES





**DISCLAIMER**  
This information is deemed reliable, but not guaranteed.