

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

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

FEATURES

CONSTRUCTION	ROOMS	STYLE/BUILDING	FLOOR SYSTEM
Brick Veneer	Display Window	Free Standing	Concrete Slab
Metal	Reception	Steel Frame	Carpet
ROOF	Supply Room	WATER/SEWER	Tile
Metal	Equipment Room	Public Sewer	PARKING LOT AMENITIES
Gabled	Break Room	Public Water	Parking/10+ Spaces
PARKING SURFACE	Lobby	INTERIOR FEATURES	EXTERIOR FEATURES
Asphalt	Executive Offices	Extra Storage	Lighting/Security
ELECTRIC	Other	Private Bathrooms	See Remarks
Available	See Remarks	Security System	CLOSING/POSSESSION
ELECTRIC PAID BY	HEATING	See Remarks	Closing
Owner	Natural Gas	UTILITIES	MINERAL RIGHTS
REPAIRS PAID BY	Electric	Electric	Purchaser to Acquire
Owner	Central	Gas	DOCUMENTS ON FILE
WATER PAID BY	Wall Heater	3 Phase	Photographs
Owner	Window Unit	TERMS	Tax Map
TAXES PAID BY	COOLING	Cash	Property Disclosure
Owner	Central Air	Conventional	SHOWING INSTRUCTIONS
GAS	Wall/Window Unit	SPRINKLER SYSTEM	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

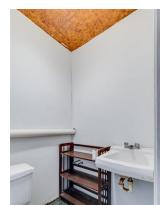
BROKER TO BROKER REMARKS

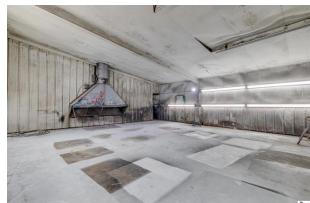
(117) Broker to Broker Remarks Information presented considered reliable but not guaranteed. Buyer to verify. "As Is/Where Is" Sale.

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.