

CBD Mixed-Use Retail / Office / Warehouse

403 Lake Street, Shreveport, LA 71101

Listing ID: 30816215
Status: Active
Property Type: Retail-Commercial For Sale
Retail-Commercial Type: Free-Standing Building, Mixed Use
Size: 14,900 SF
Sale Price: \$734,000
Unit Price: \$49.26 PSF
Sale Terms: Cash to Seller
Loading: 1 Door

Overview/Comments

KW Commercial is pleased to offer for sale 315B & 403 Lake Street, a mixed-use opportunity located in Downtown Shreveport.

Comprised of 8,200 SF and two municipal addresses, 403 Lake Street is an owner occupied, mixed-use retail/office building. With a 4,200 SF footprint, 403 Lake Street is currently operating as an internationally known tattoo artist school and training facility. 407 Lake Street, the remaining 4,000 SF of the total building square footage, was previously used as a dormitory and office for the school, which is now primarily used for storage.

315B Lake Street is a 6,700 SF warehouse containing two restrooms and mezzanine storage, which is not included the square footage calculation. The warehouse has a man door entry and an enclosed lean-to garage on the west side of the building. The rollup door access is on the east side of the building, which is accessed from an alley. The owner requires a lease-back of this building for a minimum term of two years after the sale, with an option to extend, if needed. Please inquire about other lease-back terms.

Most of the Downtown Shreveport sales over the past 24 months have primarily consisted of long-since vacant buildings that have fallen into disrepair while not in operation. Due to continuous use and operation since the school opened for business, 403-407 Lake Street provides an investor a downtown redevelopment opportunity without the additional cost and expense associated with a non-operational building.

In addition to heavy plumbing infrastructure throughout 403 & 407 Lake Street, which provides multiple redevelopment options/use-types, this investment also provides ample parking across the four parcels that comprise the sale offering, further expanding potential redevelopment options/use-types.

Please inquire for more information, or to schedule a tour. Interior pictures available upon request...



More Information Online

<https://www.lacdb.com/listing/30816215>

QR Code

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General Information

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|-------------------------|---|---------------------------|-----------------------------|
| Tax ID/APN: | 181437134002300 | Building Name: | 315B, 403 & 407 Lake Street |
| Retail-Commercial Type: | Free-Standing Building, Mixed Use, Restaurant, Street Retail, Other | Building/Unit Size (RSF): | 14,900 SF |
| Zoning: | D-1-HC | Land Area: | 1.66 Acres |
| Property Use Type: | Investment, Vacant/Owner-User | Sale Terms: | Cash to Seller |
| | | Average Occupancy Rate: | 45 |

Area & Location

| | | | |
|---------------------------|--|------------------------|-----------------------|
| Retail Clientele: | General, Family, Business, Traveler, Tourist, Recreation, Convention, Casino, Other | Largest Nearby Street: | I-20 |
| Property Located Between: | Market St. & Louisiana Ave. | Highway Access: | Direct via Market St. |
| Property Visibility: | Excellent | Airports: | SHV |

Building Related

| | |
|----------------------------|------------------|
| Tenancy: | Multiple Tenants |
| Total Number of Buildings: | 2 |
| Loading Doors: | 1 |

Location

| | |
|----------|---------------------------------------|
| Address: | 403 Lake Street, Shreveport, LA 71101 |
| County: | Caddo |
| MSA: | Shreveport-Bossier City |



Property Images



2022-08-30 12.20



2022-08-30 12.22



2022-08-30 12.18



2022-08-30 12.21

Property Contacts



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