

Industrial For Sale



John Rea Realty

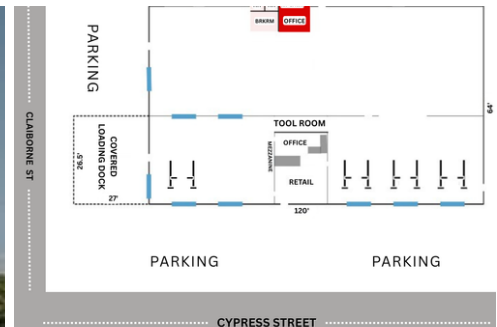
1901 Royal Avenue Monroe, LA 71201 | 318-388-0941

7,735 SF WH + 7 OHD on .48 AC Corner

1914 Cypress Street, West Monroe, LA, 71291

Industrial For Sale

Prepared on April 05, 2026



Listing Details | Industrial For Sale

Secondary Uses	Retail, Specialty	Days On Market	121 days
Total Available Space	7,735 SF	Date Listed	12/05/2025
Asking Price	\$550,000	Last Modified	4/05/2026
Listing Price Per SF	\$71.11	Listing ID	43967733
Cap Rate (Actual)	-	Electric Service	Yes, City, Entergy
Total Expenses	\$1,312	Clear Height	14 ft
Terms	Cash, Conventional	Ceiling Height	-
Possession	Now	Dock High Doors	2
Signage	On Building & Free-Sta...	Grade Level Doors	5
Show Instructions	Call broker	Parking Spaces	15
Vacant	Yes	Water	Yes, City
Available Date	12/05/2025	Sanitary Sewer	Yes, City

Description

Back on Market! Change in Buyer's circumstances—no fault of Seller. Property has since been cleaned, organized, and is showing better than ever, providing an excellent opportunity for the next Buyer.

High-visibility corner on Cypress & Claiborne St with excellent frontage and access. Property includes 8,276± SF gross / 7,735± SF usable area with office, warehouse, kitchen/break area, mezzanine storage, and 3 restrooms (one with a shower). Covered front entry opens into a retail/waiting area with a large sales counter, workstation, and viewing windows into the shop bays. Property features multiple pylon signage locations, including building-mounted panels and a multi-face pylon sign at the corner.

Loading features include seven total exterior overhead doors:

- Three (3) 14'x14' right-front OHD,
- Two (2) 14'x14' left-front OHD,
- One (1) 14'x14' OHD at the covered loading dock,
- One (1) 10'x12' OHD at the uncovered loading dock.

Warehouse also includes two (2) interior 10'x12' O...

Property Details

Property Type	Retail	Land Size	0.48 Acres / 21,014 SF
Sub Type	Auto Repair	Number of Buildings	1
Zoning	B-3	Floors	1
Building Status	Existing	Year Built	1983
Building Size	7,629 SF	Primary Construction	Steel

Contact



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