

# Office For Sale



John Rea Realty

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

## Brand New Clinic For Sale

140 Rowland Rd, Monroe, LA, 71203

Office For Sale

Prepared on October 01, 2025



### Listing Details | Office For Sale

Secondary Uses	<b>Specialty, Retail</b>
Total Available Space	<b>3,000 SF</b>
Asking Price	<b>\$1,000,000</b>
Listing Price Per SF	<b>\$333.33</b>
Cap Rate (Actual)	-
Terms	<b>Cash, Conventional</b>
Investment	<b>No</b>
Possession	<b>Completion</b>
Signage	<b>On Building &amp; Free-Sta...</b>

Show Instructions	<b>Call broker</b>
Vacant	<b>Yes</b>
Available Date	<b>11/01/2024</b>
Days On Market	<b>357 days</b>
Date Listed	<b>10/09/2024</b>
Last Modified	<b>10/01/2025</b>
Listing ID	<b>41373916</b>
Parking Spaces	-

### Description

NOW \$1,000,000 – BRAND-NEW CONSTRUCTION! ON-SITE ATM LEASE INCOME TO CONVEY WITH SALE!

This newly constructed  $\pm 2,718$  SF facility is ideally designed for an urgent care clinic, but offers the flexibility to accommodate nearly any medical, professional or commercial-retail use.

Building Highlights: Welcoming Waiting Room/Lobby & Reception, Public Restroom, 4 Exam Rooms, Nurses Station & Telemedicine Room, Occupational Medicine Room, Lab & Testing Restroom, Supply Room, X-ray Room, Employee Break Area/Kitchen & Employee Restroom, Copy/File Room, Data Room & Extra Storage, and Janitor's Closet.

Site Features:  $\pm 7,454$  SF of Concrete Parking, 3 Covered Parking Spaces designated for Curb-Side Care and On-site ATM with established lease income included in sale.

A rare opportunity to acquire new construction with premium medical/professional functionality and built-in income in place. Contact listing agent for ...

### Property Details

Building Class	-
Property Type	<b>Office</b>
Sub Type	-
Zoning	-
Building Status	-
Building Size	-
Land Size	<b>0.66 Acres / 28,662 SF</b>
Number of Buildings	<b>1</b>

Floors	<b>1</b>
Year Built/Renovated	-
Primary Construction	-
Occupancy Type	-
Parcels	-
Legal Owner	-
Submarket	-
County	<b>Ouachita</b>

### Contact



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