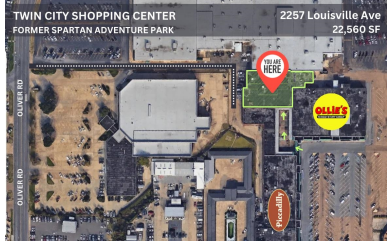


## ALL FIELDS DETAIL



**(33) MLS #** 213249  
**(44) Status** NEW LISTING  
**(36) Type** Multiple Uses  
**(39) Address** 2257 LOUISVILLE AVENUE  
**(41) City** Monroe  
**(42) State** LA  
**(43) Zip** 71201  
**(37) Area** 111 Central Monroe & Business District  
**(34) Class** COMMERCIAL/INDUSTRIAL  
**(38) List Price** \$10,000  
**(45) Sale/Rent** For Rent



## 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>	1/29/2025	<b>(57) Expiration Date</b>	1/29/2026
<b>(61) Occupied</b>	Vacant	<b>(62) Lockbox (Y/N)</b>	No
<b>(63) Parish</b>	OUACHITA	<b>(64) Zoning</b>	B-3
<b>(65) Parcel #</b>	75851	<b>(67) Legal</b>	LOT IN SECS 30 & 74 T18N R4E ,FROM COR COMMONTO SECS 30 ,53 & 74 S09-16W ALG LINE BETWEEN SECS 30 & 74, 48.18 FT, S70-04.25E 290.71 FT TO NORTHERLY LINE
<b>(68) Building Name</b>	Spartan Adventure	<b>(69) Approx. Total SQFT</b>	22,560
<b>(70) Approx. Warehouse SQFT</b>	22,560	<b>(74) Approx. Useable SQFT</b>	22560
<b>(75) Number of Restrooms</b>	5	<b>(79) Overhead Doors (Y/N)</b>	Yes
<b>(82) Directions</b>	Head Northeast on Louisville Ave. Property will be located on the left. Available space is located in the rear of the Courtyard Shoppes area.	<b>(98) Broker IDX</b>	Y
<b>(99) Update Date</b>	1/29/2025	<b>(100) Status Date</b>	1/29/2025
<b>(101) HotSheet Date</b>	1/29/2025	<b>(102) Price Date</b>	1/29/2025
<b>(103) Input Date</b>	1/29/2025 5:25 PM	<b>(105) VOW Include</b>	Yes
<b>(109) Agent Hit Count</b>	2	<b>(110) Client Hit Count</b>	0
<b>(111) Cumulative DOM</b>	88	<b>(113) Original Price</b>	\$10,000
<b>(114) Associated Document Count</b>	3	<b>(7) Geocode Quality</b>	Exact Match
<b>(14) Picture Count</b>	6	<b>(16) Price Per SQFT</b>	\$0.44
<b>(20) Input Date</b>	1/29/2025 5:25 PM	<b>(21) Update Date</b>	1/29/2025 5:25 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>SPRINKLER SYSTEM</b>
Brick Veneer	Display Area	Steel Frame	Wet
Metal	Reception	Strip Center	<b>FLOOR SYSTEM</b>
<b>ROOF</b>	Stock Room	<b>WATER/SEWER</b>	Concrete Slab
Other	Supply Room	Public Sewer	<b>PARKING LOT AMENITIES</b>
<b>PARKING SURFACE</b>	Kitchen	Public Water	Parking/50+ Spaces
Asphalt	Break Room	<b>INTERIOR FEATURES</b>	<b>EXTERIOR FEATURES</b>
<b>ELECTRIC</b>	Lobby	Extra Storage	Landscaping
On Site	Executive Offices	Private Bathrooms	Lighting/Security
<b>ELECTRIC PAID BY</b>	Closet(s)	Showroom	<b>CLOSING/POSSESSION</b>
Tenant	Showroom	Security System	Renters Rights
<b>REPAIRS PAID BY</b>	Other	See Remarks	<b>MINERAL RIGHTS</b>
Owner	See Remarks	<b>UTILITIES</b>	Seller to Retain
<b>WATER PAID BY</b>	<b>HEATING</b>	Cable	<b>DOCUMENTS ON FILE</b>
Tenant	Electric	Electric	Photographs
<b>TAXES PAID BY</b>	Multiple Units	Gas	Tax Map
Owner	<b>COOLING</b>	Separate Meters	Property Disclosure
<b>GAS</b>	Electric	3 Phase	<b>SHOWING INSTRUCTIONS</b>
On Site	Multiple Units	Internet Connection	Call Listing Agent

<b>GAS PAID BY</b>	<b>PROPERTY DESCRIPTION</b>	See Remarks	Appointment Only
Tenant	Loc. in City Limits	<b>TERMS</b>	Sign
<b>CAM PAID BY</b>		Cash	Alarm
Tenant			

(117) Broker to Broker	All information presented is considered reliable but not guaranteed. Lessee to verify. Build-Out and Tenant Improvement
Remarks	Negotiable. Lease term: Negotiable. Lease Type: NNN.

**(118) Public Remarks** NOW AVAILABLE FOR LEASE IN TWIN CITY SHOPPING CENTER! 25,115 SF Commercial Space - Formerly Spartan Adventure Park. Total First Floor Space: 22,560 SF. Total Second Floor Space: 2,555 SF. Open Ceiling Height slopes from 19' at front to 18'4" at rear. Current Occupancy Type: Assembly. Occupant Load: 600. Automatic Sprinkler System. Height Limitation: 40' / 2 Story. (3) 2-Stall Restrooms, (2) Private Restrooms. Build-to-Suit and Tenant Improvements are Negotiable. Floor Plans are attached in Associated Documents. For more details or to schedule your own private tour, call today!



This information is deemed reliable, but not guaranteed.