

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

(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	1/29/2025	(57) Expiration Date	1/29/2026
(61) Occupied	Vacant	(62) Lockbox (Y/N)	No
(63) Parish	OUACHITA	(64) Zoning	B-3
(65) Parcel #	75851	(67) Legal	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
(68) Building Name	Spartan Adventure	(69) Approx. Total SQFT	22,560
(70) Approx. Warehouse SQFT	22,560	(74) Approx. Useable SQFT	22560
(75) Number of Restrooms	5	(79) Overhead Doors (Y/N)	Yes
(82) Directions	Head Northeast on Louisville Ave. Property will be located on the left. Available space is located in the rear of the Courtyard Shoppes area.	(98) Broker IDX	Y
(99) Update Date	1/29/2025	(100) Status Date	1/29/2025
(101) HotSheet Date	1/29/2025	(102) Price Date	1/29/2025
(103) Input Date	1/29/2025 5:25 PM	(105) VOW Include	Yes
(109) Agent Hit Count	2	(110) Client Hit Count	0
(111) Cumulative DOM	88	(113) Original Price	\$10,000
(114) Associated Document Count	3	(7) Geocode Quality	Exact Match
(14) Picture Count	6	(16) Price Per SQFT	\$0.44
(20) Input Date	1/29/2025 5:25 PM	(21) Update Date	1/29/2025 5:25 PM
(106) VOW Address	Yes	(107) VOW Comment	Yes
(108) VOW AVM	Yes		

FEATURES

CONSTRUCTION	ROOMS	STYLE/BUILDING	SPRINKLER SYSTEM
Brick Veneer	Display Area	Steel Frame	Wet
Metal	Reception	Strip Center	FLOOR SYSTEM
ROOF	Stock Room	Public Sewer	Concrete Slab
Other	Supply Room	Public Water	PARKING LOT AMENITIES
PARKING SURFACE	Kitchen	Extra Storage	Parking/50+ Spaces
Asphalt	Break Room	Private Bathrooms	EXTERIOR FEATURES
ELECTRIC	Lobby	Showroom	Landscaping
On Site	Executive Offices	Security System	Lighting/Security
ELECTRIC PAID BY	Closet(s)	See Remarks	CLOSING/POSSESSION
Tenant	Showroom	UTILITIES	Renters Rights
REPAIRS PAID BY	Other	Cable	MINERAL RIGHTS
Owner	See Remarks	Electric	Seller to Retain
WATER PAID BY	HEATING	Gas	DOCUMENTS ON FILE
Tenant	Electric	Separate Meters	Photographs
TAXES PAID BY	Multiple Units	3 Phase	Tax Map
Owner	COOLING	Internet Connection	Property Disclosure
GAS	Electric		SHOWING INSTRUCTIONS
On Site	Multiple Units		Call Listing Agent

FEATURES

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

BROKER TO BROKER REMARKS

(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.

PUBLIC REMARKS

(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!

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.