

ALL FIELDS DETAIL



(33) **MLS #** 212467
 (44) **Status** ACTIVE
 (36) **Type** Office
 (39) **Address** 250 HOLT STREET
 (41) **City** Bastrop
 (42) **State** LA
 (43) **Zip** 71292
 (37) **Area** 501 Bastrop & Morehouse Parish
 (34) **Class** COMMERCIAL/INDUSTRIAL
 (38) **List Price** \$500,000
 (45) **Sale/Rent** For Sale



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	11/10/2024	(57) Expiration Date	11/10/2025
(58) Number of Acres (Est.)	0.88	(59) Price Per Acre	\$568,181.82
(60) Number of Units	1	(61) Occupied	Tenant
(62) Lockbox (Y/N)	No	(63) Parish	MOREHOUSE
(64) Zoning	CC-2	(65) Parcel #	03900/003/00B11
(66) Lot Size	38,300 SF	(67) Legal	FROM THE NC COR OF S BLOCK: 002 LOT: 0B11 EXTENDED LEGAL IN ASSOCIATED DOCS.
(68) Building Name	LA WORKFORCE COMMISSION	(69) Approx. Total SQFT	5,217
(72) Approx. Office SQFT	5,217	(75) Number of Restrooms	4
(76) Year Built	1999	(79) Overhead Doors (Y/N)	No
(82) Directions	165 N toward Lenox Bridge. Left onto Holt St (McDonald's on the Right). Destination will be on the Right.	(98) Broker IDX	Y
(99) Update Date	11/17/2024	(100) Status Date	11/17/2024
(101) HotSheet Date	11/17/2024	(102) Price Date	11/10/2024
(103) Input Date	11/10/2024 6:38 PM	(105) VOW Include	Yes
(109) Agent Hit Count	51	(110) Client Hit Count	0
(111) Cumulative DOM	9	(113) Original Price	\$500,000
(2) Sold Price Per Acre	\$0.00	(114) Associated Document Count	4
(7) Geocode Quality	Exact Match	(14) Picture Count	24
(15) Days On Market	9	(16) Price Per SQFT	\$95.84
(20) Input Date	11/10/2024 6:38 PM	(21) Update Date	11/17/2024 12:35 AM
(106) VOW Address	Yes	(107) VOW Comment	Yes
(108) VOW AVM	Yes		

FEATURES

CONSTRUCTION Brick Veneer	ROOMS Reception Conference Room Classroom Kitchen Break Room Lobby Executive Offices Closet(s) Other	WATER/SEWER Public Sewer Public Water	FLOOR SYSTEM Carpet Tile
ROOF Composition Gabled	HEATING Electric Central	INTERIOR FEATURES Extra Storage Private Bathrooms Security System Telephone System See Remarks	PARKING LOT AMENITIES Parking/50+ Spaces
PARKING SURFACE Concrete	COOLING Central Air Electric	UTILITIES Cable Electric Gas Separate Meters 3 Phase Internet Connection	EXTERIOR FEATURES Gutters Landscaping Lighting/Security
ELECTRIC Available	PROPERTY DESCRIPTION Plat Map Loc. in City Limits Seller Will Not Divide	TERMS Cash Conventional	CLOSING/POSSESSION Closing
ELECTRIC PAID BY Owner		SPRINKLER SYSTEM	MINERAL RIGHTS Purchaser to Acquire
REPAIRS PAID BY Tenant Owner			DOCUMENTS ON FILE Photographs Tax Map Property Disclosure
WATER PAID BY Owner			SHOWING INSTRUCTIONS Call Listing Agent Appointment Only
TAXES PAID BY Owner			
GAS Available			

FEATURES

GAS PAID BY

Owner

CAM PAID BY

Owner

STYLE/BUILDING

Free Standing

Masonry

None

List Agent Accompany

Restricted Days

Restricted Hours

BROKER TO BROKER REMARKS

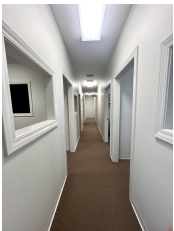
(117) Broker to Broker Remarks

All information presented in this listing is considered reliable but not guaranteed. Buyer to verify. Showing by appointment only. Restricted days/times. Listing agent to accompany.

PUBLIC REMARKS

(118) Public Remarks Rare Investor Opportunity! Long-Standing Income-Producing Property for Sale! 250 Holt Street is a 5,217 SF building on .88 AC in Bastrop, LA. The building is very-well maintained and received a new roof, carpet and paint in 2018. Tenant: Louisiana State Office/Louisiana Workforce Commission. Tenant has occupied this location for more than 20 years per multiple 5-Year terms. Current Owner has enjoyed this Full-Service Lease since 2017. Current Tenant Lease term: October 1, 2022 to September 30, 2027. CAP RATE: 7.9%. Financials/Lease available upon receipt of fully executed NDA located in Associated Docs.

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.