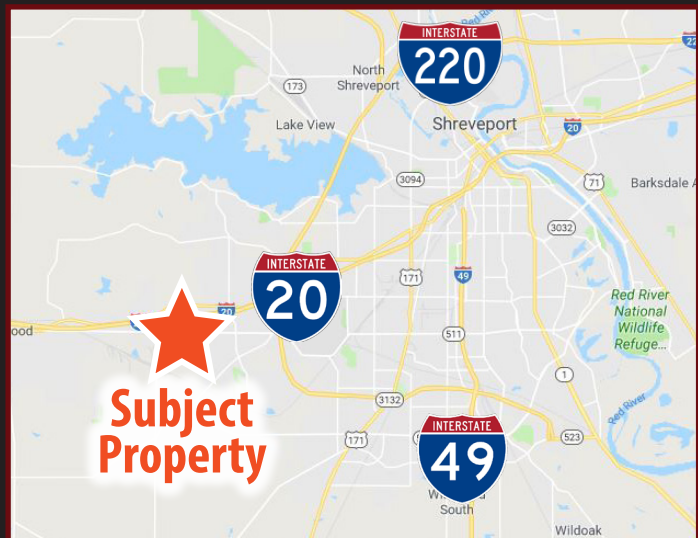




5,000± SF INCOME PRODUCING OFFICE/WAREHOUSE FOR SALE

6821 W. 70TH STREET, SHREVEPORT, LA 71129

- 5,000+/- SF office/warehouse on 1+/- acres
- 1,700+/- SF of office space - includes large reception/waiting area, 2 individual offices, conference room, kitchen/break room, and 2 restrooms
- 3,300+/- SF warehouse area with one 10' X 10' grade level overhead door
- Zoned I-2 (Heavy Industrial)
- Located at the southwest corner of W. 70th Street and Brooks Road in West Shreveport
- Income producing
- 9.25% Cap Rate
- Sale Price: \$450,000
- Minerals not included



For more information, contact:

Michael Berlin, Associate Broker | 318.222.2244
mberlin@vintagerealty.com | vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 1/2026



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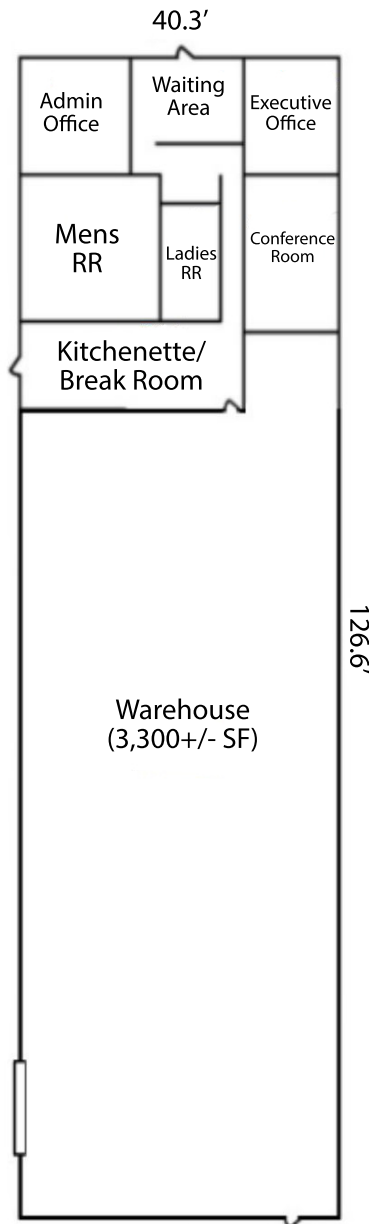
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