



Linda G Karam  
[la.realestate@live.com](mailto:la.realestate@live.com)  
 DIRCT: 225-888-4777  
 Karam and Company LLC  
 OFC: 225-888-4777

MLS Client View - Commercial			
<b>MLS#</b>	2024015682	<b>Acres</b>	0.190000
<b>Property Type</b>	Commercial	<b>Lot Dimensions</b>	
<b>Address</b>	2053 HIGHWAY 10	<b>#Stories</b>	
<b>City</b>	Jackson	<b>Current Use</b>	
<b>Zip</b>	70748	<b>Apx Total SqFt</b>	2,040
<b>List Price</b>	\$250,000	<b>#Offices</b>	
<b>Status</b>	Active	<b>For Lease</b>	No
		<b>Lease Purchase</b>	No

**Additional Photos**



**General Property Information:**

<b>Area</b>	EFL MLS Area 93	<b>Business Opportunity</b>	Yes	<b>Retail SqFt</b>	2,000
<b>Parish</b>	EAST FELICIANA	<b>Hospitality</b>	No	<b>Warehouse SqFt</b>	40
<b>In City Limits</b>	Yes	<b>Industrial</b>	Yes	<b>#Restrooms</b>	1
<b>Map Page</b>		<b>Office</b>	Yes	<b>#Cranes</b>	
<b>Map Key</b>		<b>Retail</b>	Yes	<b>Span Dist (ft)</b>	
<b>Lot #</b>	1 A	<b>Shopping Center</b>	Yes	<b>Office SqFt</b>	0
<b>Zoning</b>		<b>Special Purpose</b>	Yes	<b>Elevator</b>	
<b>Subdivision</b>	Town Of Jackson	<b>Lease Price</b>		<b>Net Rentable SqFt</b>	
<b>Date Avail</b>		<b>Lease Price Per</b>		<b>#OverheadDrs</b>	
<b>Deposit</b>	2500	<b>CAM Fee/SF/Yr</b>	0.00	<b>Ceiling Hgt (ft)</b>	
<b>Sublease</b>		<b>Property Tax</b>	\$493	<b>Load Dock</b>	
<b>Lease Term (yrs)</b>		<b>Est Bldg Insurance</b>	\$1,950	<b>Eave Height (ft)</b>	
<b>Mineral Rights</b>	CONVEYED	<b>Sublease Thru</b>		<b>#Parking Spaces</b>	
<b>Apprx. Age CM</b>	21+ Years	<b>Tenant Deduct</b>		<b>Source SqFt</b>	APPROXIMATE

**Public Remarks & Directions**

Welcome to Jackson, LA, the up and coming Historic "Community" to live in. If you have dreamed of opening your own business, look what is available on the market! When they say "Location, Location, Location", this is the one they are talking about! The 2040 sq. ft. Commercial Building is located on busy Highway 10, just as you enter Downtown Historic Jackson. The entire building was remodeled recently down to the walls. There is a New Warranted A/C and Heating Unit. New Electrical, New Led Lighting, New Plumbing, New Roofing, the entire building has Spray Foam Closed Cell Insulation, and New Paint! The interior has been completely remodeled with recycled materials (doing our part to save the environment). The tin was I 110-N, take exit 8 C for US-61 N toward Natchez for 12 miles, turn right onto LA-68 E for 11 miles, turn left onto LA-10 W/Charter Street for 1.5 mile,

**Property Features**

<b>COMMERCIAL TYPE</b> Business Opportunity, Industrial, Office, Retail, Shopping Center, Special Purpose	<b>FINANCING</b> Cash Fin, Conventional Fin
<b>OFFICE TYPE</b> Governmental, Institutional, Medical, Mixed Use, Flex Space, Net Leased, Research & Development	<b>FOUNDATION</b> Slab Found
<b>SHOPPING CENTER TYPE</b> Fashion/Specialty, Free-Standing Store, Grocery -Anchored, Mixed Use Shop Center, Neighborhood Center, Net Leased Shop Cent, Outlet Shop Center, Theme/Festival	<b>GAS</b> Gas: Available
<b>RETAIL TYPE</b> Day Care Facility, Free-Standing Building, Garden Center, Mixed Use, Restaurant, Retail-Pad	<b>HEATING</b> Central Heat
<b>INDUSTRIAL TYPE</b> Cold Storage, Flex Space, Food Processing, Free-Standing, Industrial-Business Park, Manufacturing, Mixed Use, Light Industrial, Research &	<b>PARKING</b> Asphalt Park, Parking Lot, On Site Parking, Rear Parking
	<b>PRICE INCLUDES</b> Real Estate
	<b>ROAD FRONTAGE</b> Curb & Gutter Front, Paved Front, Public Street Front
	<b>ROOF</b> Metal Roof
	<b>SHOWING</b> Accompany, Appointment Required, Call List Agent, No Lockbox, Notice Necessary
	<b>WATER/SEWER</b> Public Sewer, Public Water



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[la.realestate@live.com](mailto:la.realestate@live.com)  
 DIRCT: 225-888-4777  
<https://www.mlsbox.com/profile/B14330>  
 Karam and Company LLC  
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 Jackson LA 70748  
 OFC: 225-888-4777



"--Information deemed reliable but not guaranteed-- The property's listed/sales price is based on the value as whole, which includes many factors and it's not based upon the square footage of the property. Copyright: 2024"