



# \$319,000

## 1603 Melrose ST Pineville, LA 71360

Prime commercial office opportunity located on Melrose Street in Pineville. This versatile office building features a welcoming reception/waiting area, five private offices, two bathrooms, a dedicated file/storage room, and a spacious meeting or conference room ideal for team collaboration or client presentations. The property also includes a full kitchen/breakroom, providing added convenience for staff and daily operations.

The functional floor plan offers flexibility for a variety of professional uses including legal, medical, counseling, accounting, insurance, or administrative offices. With multiple private workspaces and meeting areas, the layout is designed to support productivity while maintaining a comfortable environment for both employees and clients.

Conveniently located with easy access to surrounding businesses, this property presents an excellent opportunity for an owner-occupant or investor seeking professional office space in Pineville.

### FEATURES:

- 5 Offices
- Paved Parking Area
- 2,169 Total SF



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