

ALL FIELDS DETAIL



(33) MLS # 215336
(44) Status ACTIVE
(36) Type Office
(39) Address 2103 WASHINGTON STREET
(41) City Monroe
(42) State LA
(43) Zip 71201
(37) Area 111 Central Monroe & Business District
(34) Class COMMERCIAL/INDUSTRIAL
(38) List Price \$215,000
(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	6/30/2025	(57) Expiration Date	6/30/2026
(58) Number of Acres (Est.)	0.42	(59) Price Per Acre	\$511,904.76
(61) Occupied	Vacant	(62) Lockbox (Y/N)	No
(63) Parish	OUACHITA	(64) Zoning	B-3
(65) Parcel #	71771	(67) Legal	LOT B RESUB LOT 7-D-1 REDEVELOPMENT AGENCY RESUB
(68) Building Name	People Ready	(69) Approx. Total SQFT	3,584
(70) Approx. Warehouse SQFT	704	(72) Approx. Office SQFT	2,880
(75) Number of Restrooms	2	(76) Year Built	1977
(79) Overhead Doors (Y/N)	Yes	(82) Directions	Head West on Louisville Ave/Hwy 80, Left on Washington St. Property will be on the Right.
(98) Broker IDX	Y	(99) Update Date	8/3/2025
(100) Status Date	7/7/2025	(101) HotSheet Date	7/7/2025
(102) Price Date	6/30/2025	(103) Input Date	6/30/2025 4:53 PM
(105) VOW Include	Yes	(109) Agent Hit Count	42
(110) Client Hit Count	1	(111) Cumulative DOM	34
(113) Original Price	\$215,000	(2) Sold Price Per Acre	\$0.00
(114) Associated Document Count	0	(7) Geocode Quality	Manually Placed Pin
(14) Picture Count	8	(15) Days On Market	34
(16) Price Per SQFT	\$59.99	(20) Input Date	6/30/2025 4:53 PM
(21) Update Date	8/3/2025 3:09 PM	(106) VOW Address	Yes
(107) VOW Comment	Yes	(108) VOW AVM	Yes

FEATURES

CONSTRUCTION Concrete Block	CAM PAID BY Other	WATER/SEWER Public Sewer Public Water	PARKING LOT AMENITIES Parking/10+ Spaces
ROOF Composition	ROOMS Display Area Executive Offices Closet(s) Showroom Other See Remarks	INTERIOR FEATURES Extra Storage Private Bathrooms Showroom Security System-Wired	EXTERIOR FEATURES Gutters Landscaping Lighting/Security
PARKING SURFACE Concrete	HEATING Electric Central	UTILITIES Cable Electric Internet Connection	CLOSING/POSSESSION Closing
ELECTRIC On Site	COOLING Central Air Electric	TERMS Cash Conventional	MINERAL RIGHTS Purchaser to Acquire
ELECTRIC PAID BY Owner	PROPERTY DESCRIPTION Loc. in City Limits	SPRINKLER SYSTEM None	DOCUMENTS ON FILE Photographs Tax Map Property Disclosure
REPAIRS PAID BY Owner	STYLE/BUILDING Free Standing	FLOOR SYSTEM Tile	SHOWING INSTRUCTIONS Call Listing Agent Appointment Only Sign
WATER PAID BY Owner			
TAXES PAID BY Owner			
GAS None			
GAS PAID BY Other			

BROKER TO BROKER REMARKS

(117) Broker to Broker Remarks Information presented considered reliable but not guaranteed. Buyer to verify. Easy to show. Vacant property. Keys at John Rea Realty. Property also for lease at \$1800/month + utilities.

PUBLIC REMARKS

(118) Public Remarks Versatile Commercial Property with Office & Storage Building. Unlock the potential of this 3,584± SF property situated on 0.42± AC along Washington Street in Monroe. Main Office Building: 2,880 SF with new roof (2023). Versatile open floor plan ideal for sales floor, training facility, creative studio, or retail use. Includes private office, storage room, and 2 restrooms. Recent updates: fresh interior & exterior paint and newly striped parking lot. Separate Storage Building: 704 SF with 16' ceilings. 10' x 14' roll-up door. Don't miss this adaptable property with excellent functionality for multiple business types.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.