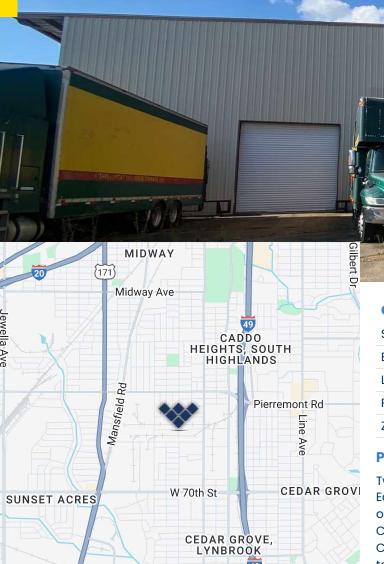


## 501 W. 61st St. Shreveport, LA 71106

# Industrial Property For Sale REDUCED!!



### **Offering Summary**

Sale Price:	\$475,000
Building Size:	27,541 SF
Lot Size:	1.52 Acres
Price / SF:	\$17.25
Zoning:	I-2

#### **Property Overview**

Two buildings total approximately 27,000 SF of grade-level warehouse, connected via grade-level doors. East of the two warehouses is a concrete dock with a ramp leading to the warehouse. +/-5,000 SF of office space is split between the first and second floors. Building 1 - 15,500 SF Metal Construction, +/- 30' Clear height, 4 Grade level overhead doors. Building 2- 12,000 SF Wood and Masonry Construction, 12' Clear, 2 Grade level overhead doors. Condition: Electrical and water are turned off, and repairs will need to be made before turning them on.

Sealy Real Estate Services 333 Texas Street, Suite 1050

Shreveport, LA 71101 318.222.8700 www.sealynet.com Grant Smith Direct 318.698.1116

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Mobile 318.470.3676 GrantS@sealynet.com All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.



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