



# BUILDING FOR SALE

809 COLLEGE ST., SHREVEPORT, LOUISIANA 71104

- 2,089 sq.ft. office space
- Located off of Line Ave in the retail and medical corridor
- Covered parking
- Fenced in parking lot with electronic security gate
- Roof repaired in 2025
- Well maintained building
- Sales price: \$195,000



For more information, contact:

**Brad Armstrong, Associate Broker | 318.222.2244**  
**barmstrong@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 7/2025



# BUILDING FOR SALE

809 COLLEGE ST.,  
SHREVEPORT, LA 71104



## 2022 DEMOGRAPHICS

Radius	Population	Avg Household Income	Number of Households
1 mile	8,667	\$60,546	4,002
3 mile	62,097	\$61,807	27,552
5 mile	138,601	\$59,859	59,111



For information, please contact:

**Brad Armstrong, Associate Broker | 318.222.2244**  
**[barmstrong@vintagerealty.com](mailto:barmstrong@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. 7/2025



# BUILDING FOR SALE

809 COLLEGE ST.,  
SHREVEPORT, LA 71104



For information, please contact:

**Brad Armstrong, Associate Broker | 318.222.2244**  
**[barmstrong@vintagerealty.com](mailto:barmstrong@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. 7/2025