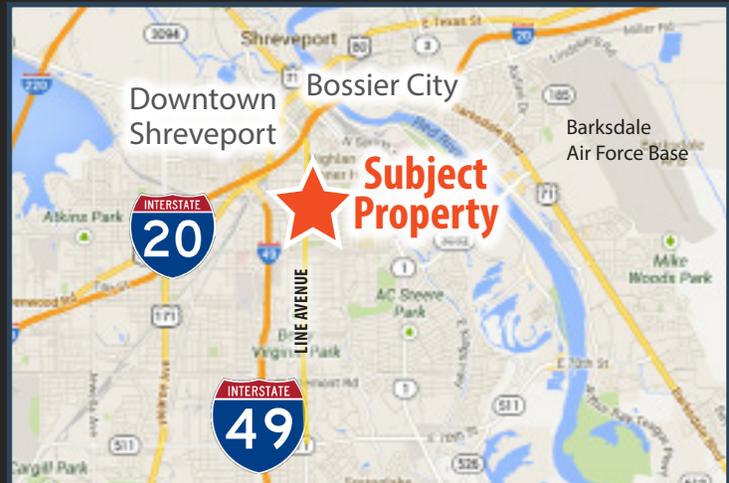




BUILDING FOR SALE

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:

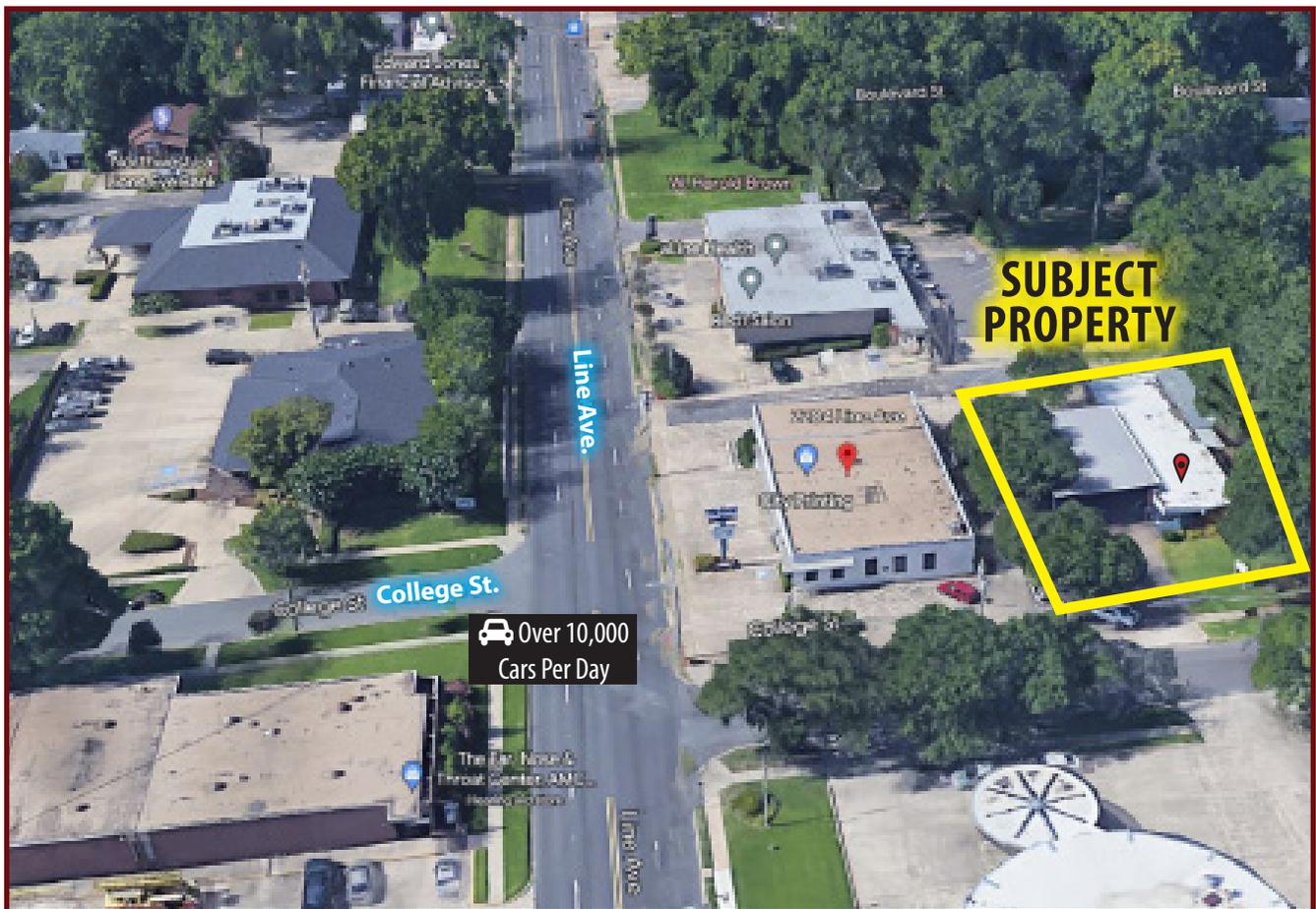
Brad Armstrong, Associate Broker | 318.222.2244
barmstrong@vintagerealty.com

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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



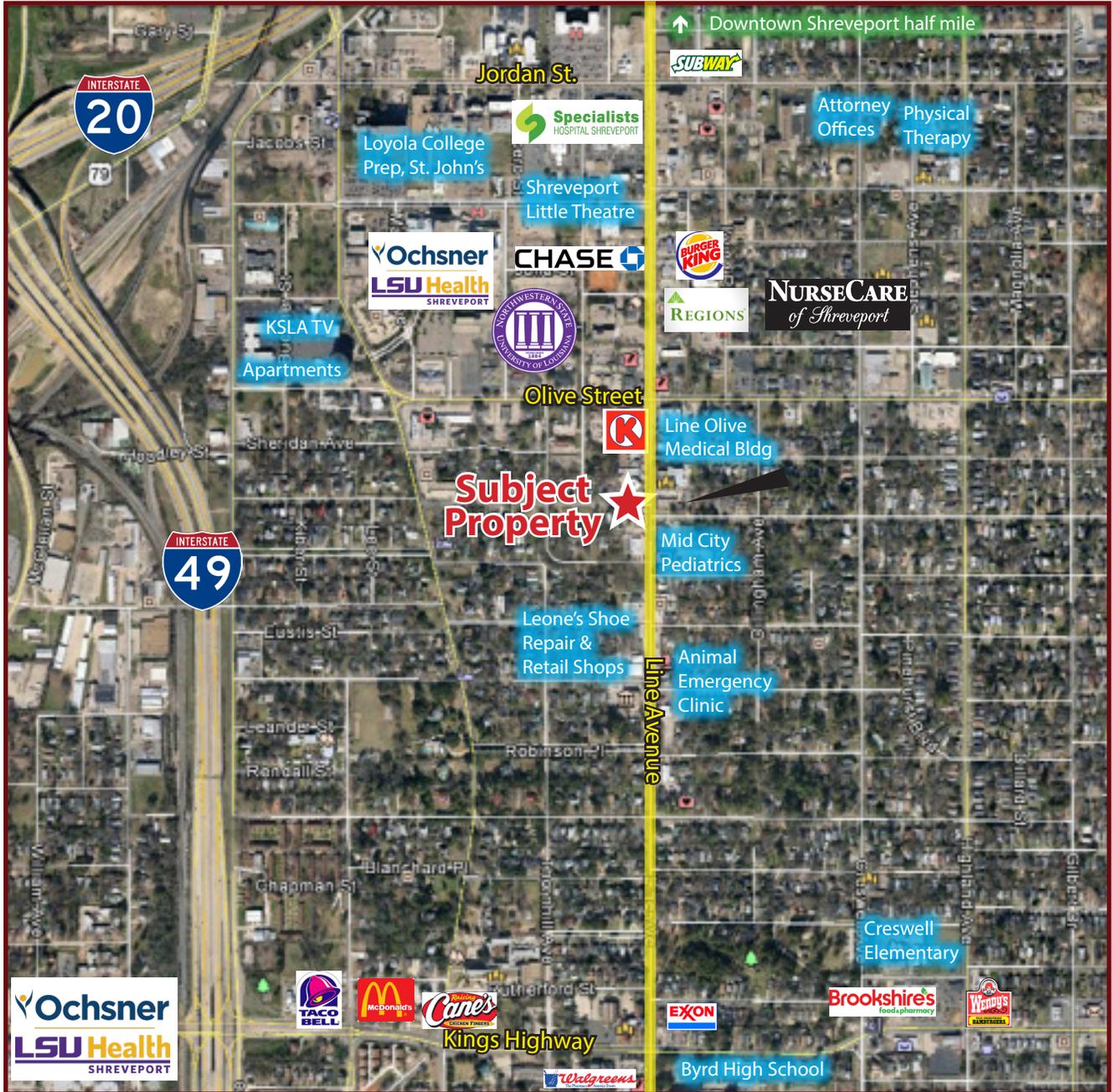
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