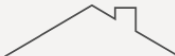





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21508 HIGHWAY 371 COTTON VALLEY, LA 71018

Discover a unique investment opportunity in the charming town of Cotton Valley! This versatile commercial property has a rich history, having served as a gas station, community market, deli and convenience, or retail space that has been remodeled. Its diverse past opens the door to endless possibilities for future use, including the potential to transform it into a cozy, small restaurant. This property enjoys excellent visibility and foot traffic, making it ideal for a variety of business ventures. This could be two separate spaces if desired. Versatile Space: The property includes open floor plans that can be easily adapted to suit your business needs, whether it be retail, a community market, or a quaint eatery. Existing Equipment: Coolers and some kitchen equipment remain on-site, providing a head start for restaurant setup and reducing initial investment costs. Invest in the future of Cotton Valley with this versatile property. Lots of storage and plenty of room for parking.


OPHA & DIANNE
REAL ESTATE AGENTS

CONTACT:

✉ OND@EASTBANKRE.COM
☎ 318-658-0345
💖 \$99,900