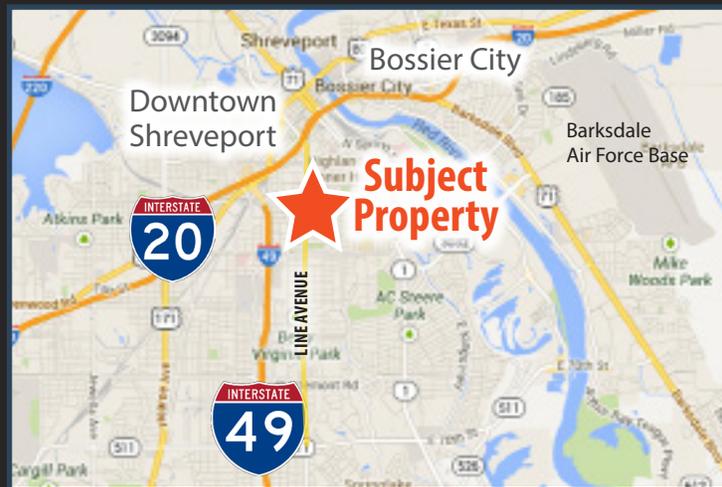




BUILDING FOR SALE

2204 LINE AVENUE, SHREVEPORT, LA 71104

- Former City Printing, Inc.
- 5310 sq.ft. Retail/Office building
- Located in the heart of Line Ave’s retail and medical corridor
- New roof in 2025
- New heating unit in 2025
- Excellent visibility
- Ample parking
- Street signage available
- Sales price: \$425,000



For more information, contact:

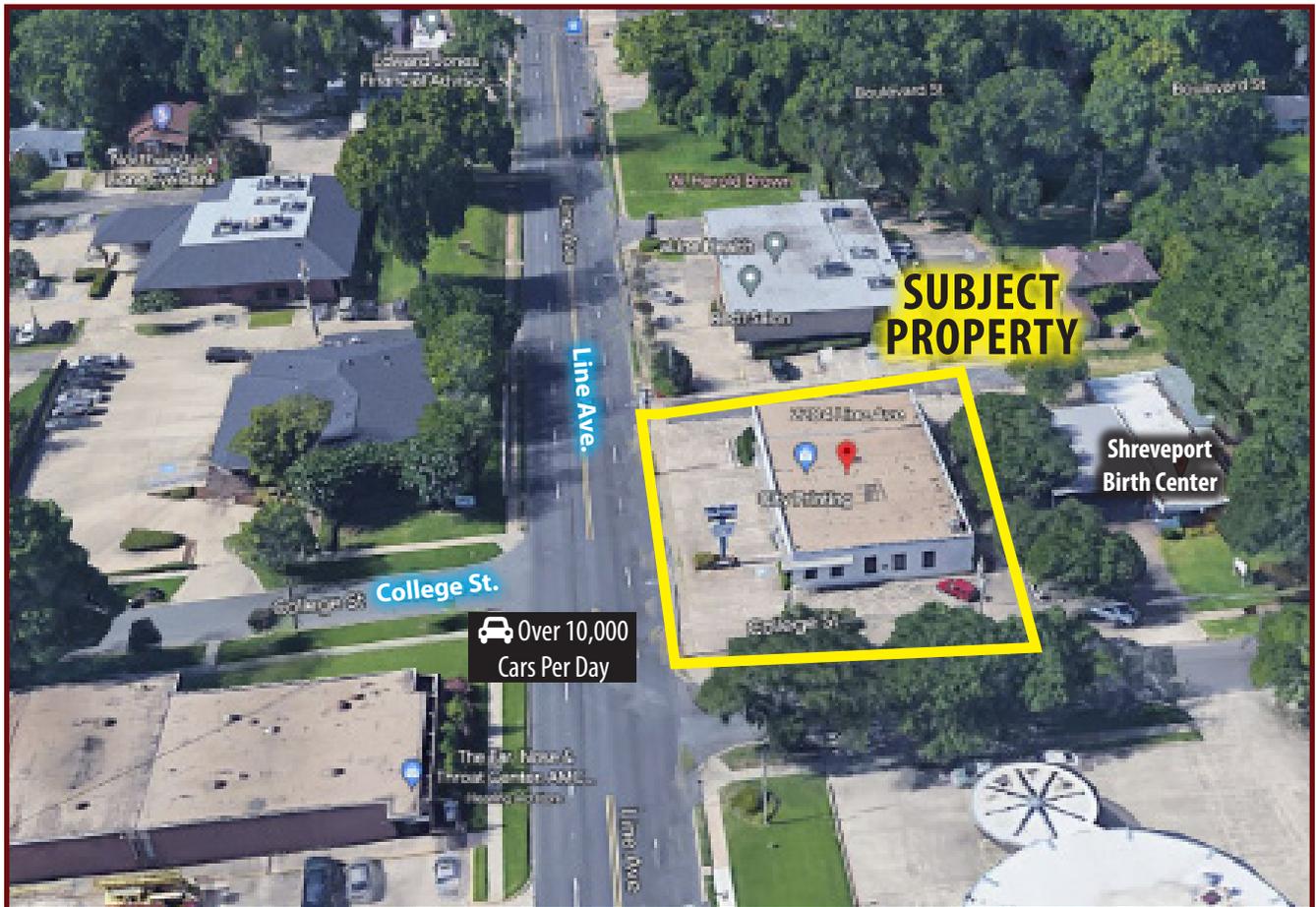
Brad Armstrong, Associate Broker | 318.222.2244
barmstrong@vintagerealty.com

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BUILDING FOR SALE

2204 LINE AVENUE
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



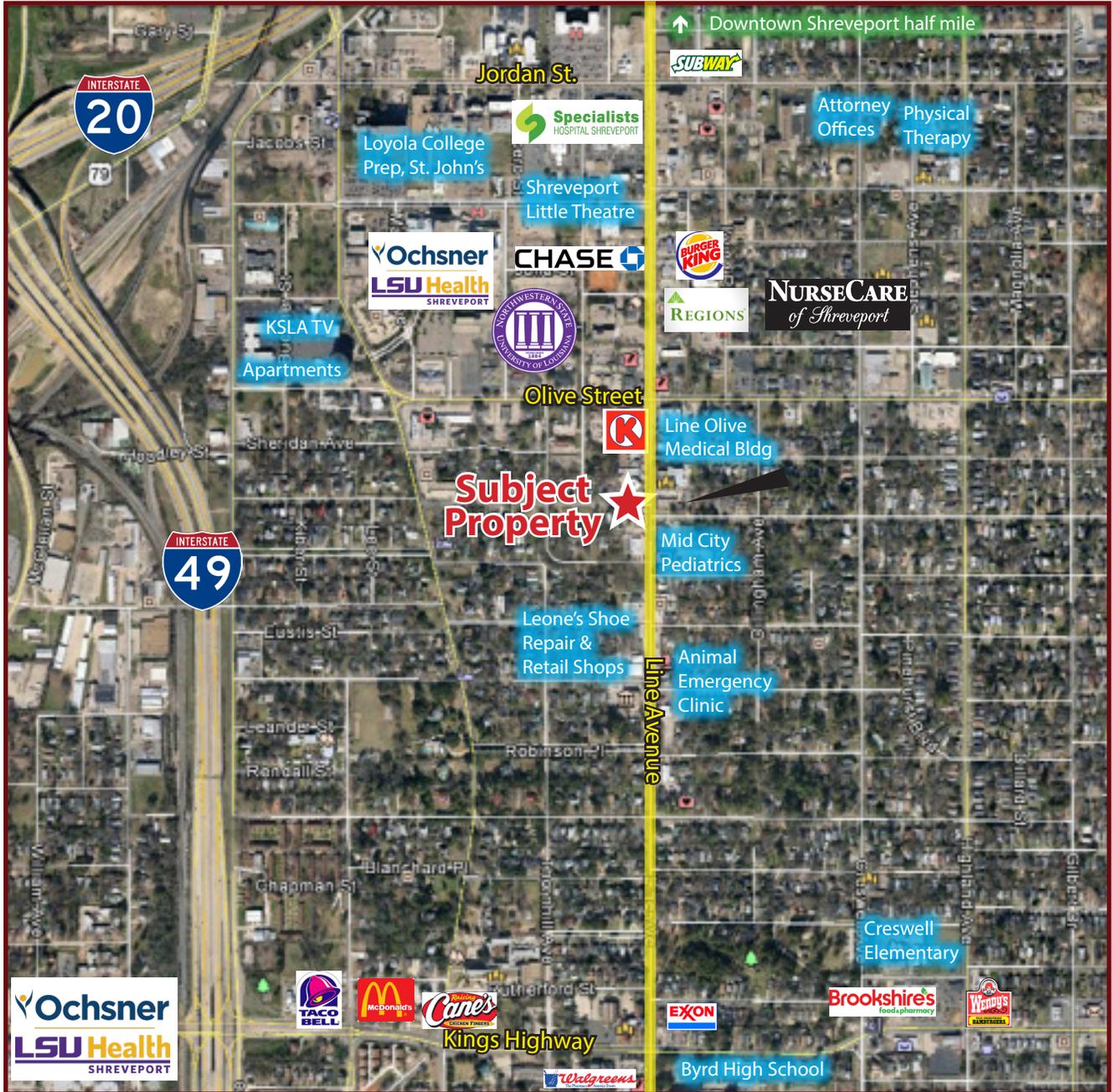
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