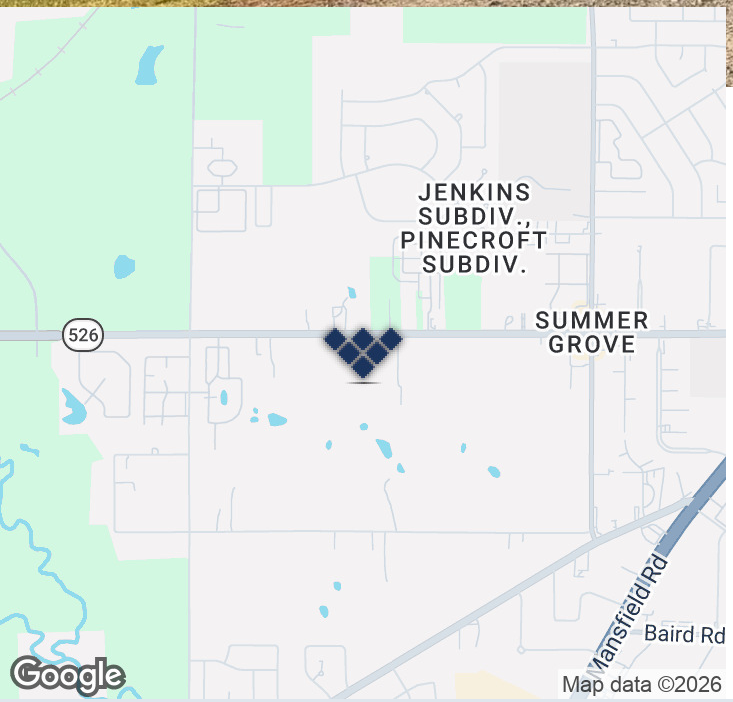
SEALY & COMPANY

3215 West Bert Kouns Industrial Loop
Shreveport, LA 71118

Multifamily Investment **For Sale**





Offering Summary

Sale Price:	$625,000
Price / SF:	$254.58
Building Size:	2,455 SF
Lot Size:	4.97 Acres
Year Built	1998
# of Buildings/Units:	4 Bldgs | 6 Units

Location Overview

Located on West Bert Kouns Industrial Loop, the property provides access to US Highway 171 (±2 miles), I-49 (±4 miles), I-20 (±8 miles), and Downtown Shreveport (±9 miles). The property is positioned within an established commercial corridor serving the Shreveport-Bossier market with convenient access to major transportation routes.

Sealy Real Estate Services
333 Texas Street, Suite 1050
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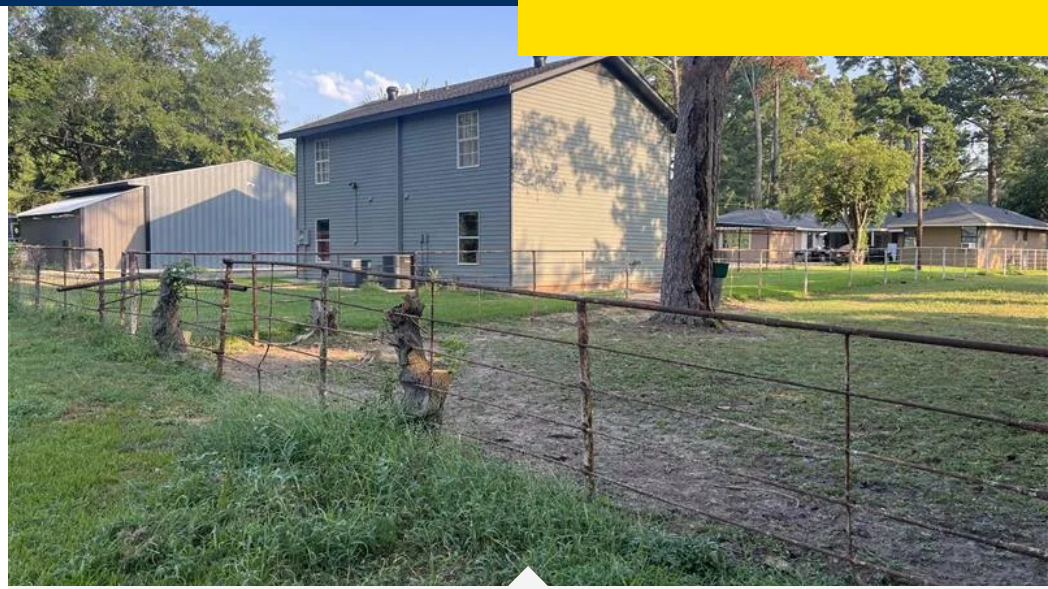
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Multifamily Investment **For Sale**





Property Type	Land
Property Subtype	Residential
Zoning	R-1-12

Multi-family investment property consisting of approximately ±4.97 acres with multiple income-producing improvements and land for future development or expansion. Improvements include a ±3,000 SF single-family residence leased for $1,400 per month (market rent $1,800), a two-story ±2,000 SF apartment building with each unit leased for $1,200 per month, a fully insulated shop with kitchen, bathroom, and air conditioning leased for $2,000 per month, and a barn with pasture leased for horse storage at $350 per month. The property offers diversified rental income from multiple sources, with additional acreage available for future growth.

- ±4.97 acres
- ±3,000 SF residence leased at $1,000/month (market rent $1,500)
- ±2,000 SF,Two-story apartment building with one occupied unit at $800/month and one vacant unit (market rent $1,000/month)
- Insulated shop with kitchen, bathroom, and air conditioning suitable for studio apartment (market rent $700/month)
- Barn and pasture previously leased for horse storage at $350/month
- Below-market in-place rents with value-add potential
- Frontage on West Bert Kouns Industrial Loop
- Excess land for expansion, redevelopment, or outdoor storage
- Suitable for commercial, industrial, or investment use
- Access to US Highway 171, I-49, and I-20
- Minutes from Downtown Shreveport and regional commercial centers

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