

INCOME PRODUCING OPPORTUNITY IN PRIME SE SHREVEPORT FULLY-LEASED INVESTMENT PROPERTY FOR SALE

406 TURTLE CREEK DR., SHREVEPORT, LA 71115

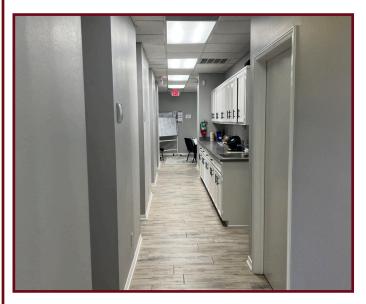
- Asking Price: \$555,000
- 3,552± SF Commercial Building
- Suite A: 2,770± SF
- Suite B: 782± SF
- 100% Occupied
- Stable, income producing asset
- Multi-year leases in place with established tenants
- Located in desirable South Shreveport, just Off Youree Drive

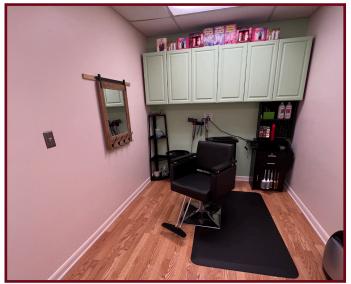
- Well-maintained property with excellent visibility and access
- Asset offers immediate cash flow and minimal management - a perfect match for investors seeking a secure 1031 exchange replacement property
- Ideal passive investment vehicle
- Great fit for investors seeking predictable cash flow with upside potential
- Contact us for lease details, rent roll, and financials

For more information, contact:

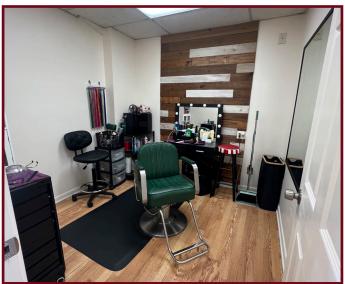
Chris Susilovich | 318.222.2244 | csusilovich@vintagerealty.com Jason Brady | 318.222.2244 | jbrady@vintagerealty.com











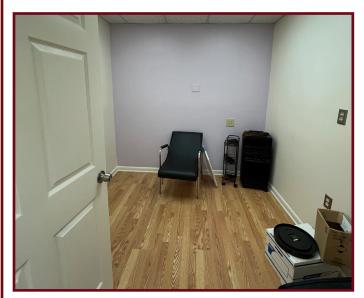


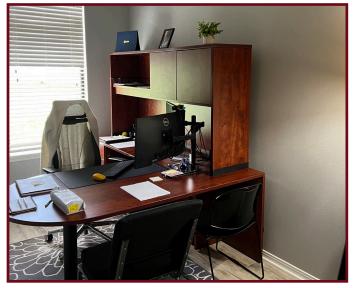
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