



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

406 TURTLE CREEK DR., SHREVEPORT, LA 71115

- Asking Price: \$575,000
- 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

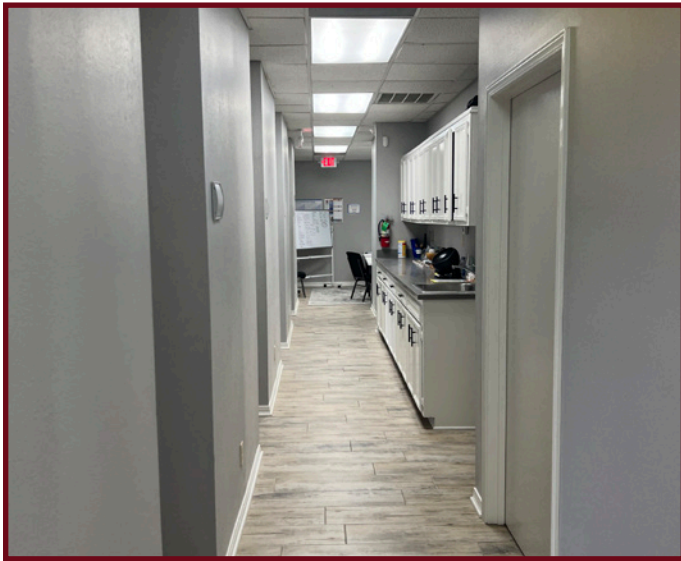
Jason Brady | 318.222.2244 | jbrady@vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 6/2025



FULLY-LEASED PROPERTY FOR SALE

406 TURTLE CREEK DR.
SHREVEPORT, LA 71115



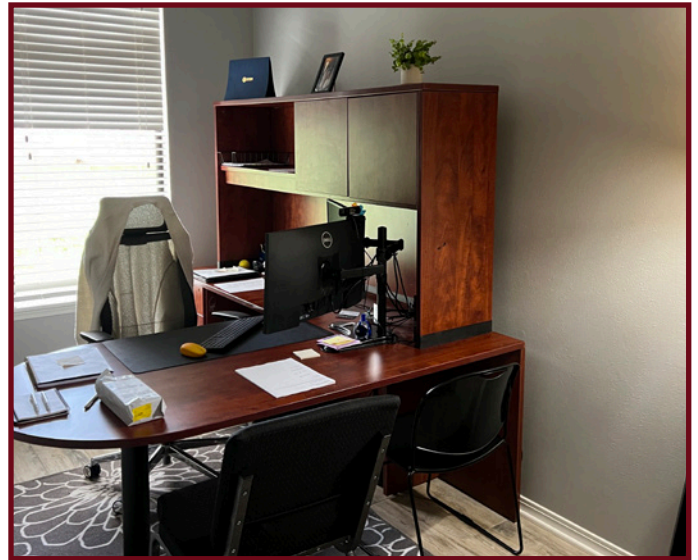
Chris Susilovich | 318.222.2244 | csusilovich@vintagerealty.com

Jason Brady | 318.222.2244 | jbrady@vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 6/2025

FULLY-LEASED PROPERTY FOR SALE

406 TURTLE CREEK DR.
SHREVEPORT, LA 71115



Chris Susilovich | 318.222.2244 | csusilovich@vintagerealty.com

Jason Brady | 318.222.2244 | jbrady@vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 6/2025

FULLY-LEASED PROPERTY FOR SALE

406 TURTLE CREEK DR.
SHREVEPORT, LA 71115



Chris Susilovich | 318.222.2244 | csusilovich@vintagerealty.com

Jason Brady | 318.222.2244 | jbrady@vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 6/2025