



### Offering Summary

|                  |           |
|------------------|-----------|
| Sale Price:      | \$280,000 |
| Building Size:   | 3,000 SF  |
| Lot Size:        | 2.85 AC   |
| Number of Units: | 1         |
| Price / SF:      | \$93.33   |

### Property Overview

Historic church building for sale, previously operated as a deli. Ideal for a wedding venue and includes a licensed commercial kitchen. Classic church design with historic charm and character. Large outdoor area with potential for outdoor seating or garden space for events. An additional parcel between Oak Street and Parkway Drive to the east of the church can be utilized for parking. The subject includes a total of 2.85 acres.

### Location Overview

The property is on the east side of US Hwy 71, 0.2 miles south of the Hwy 71/Hwy 2 intersection. It is less than one minute from the newly completed Interstate 49, 9 miles south of the Arkansas line, and less than 30 minutes from Shreveport.

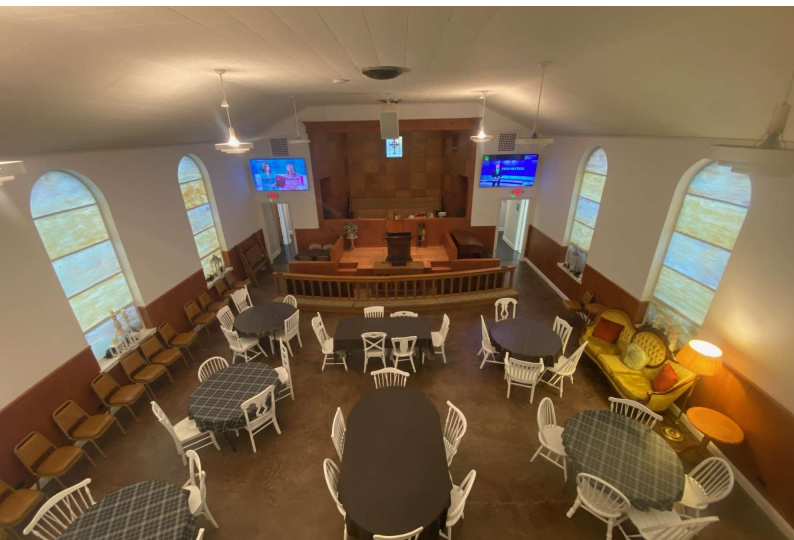




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