



FREE STANDING BUILDING IN SOUTHWEST SHREVEPORT FOR SALE

753 AMERICAN WAY, SHREVEPORT, LA 71106

- 1,900 SF
- Generous parking - 19 dedicated spaces (one space per 100 SF of usable area)
- Quality custom construction: High ceilings, crown molding, stained concrete flooring, attractive exterior, nicely landscaped with a rear porch area
- Current interior configuration - can be adaptive and versatile for many business uses: Including spa, medical office, fitness, hair or nail salon or other business office use. Tailor it to suit your vision!
- Fronting on American Way just off Line Avenue - Location provides easy access and good visibility
- Approx. 19,000 VPD at Line Ave. and 3132
- List price: \$335,000.00
- To view a video of this property, visit:
https://youtu.be/Omr_PMSj4M



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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 7/2025



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NEIGHBORHOOD AERIAL



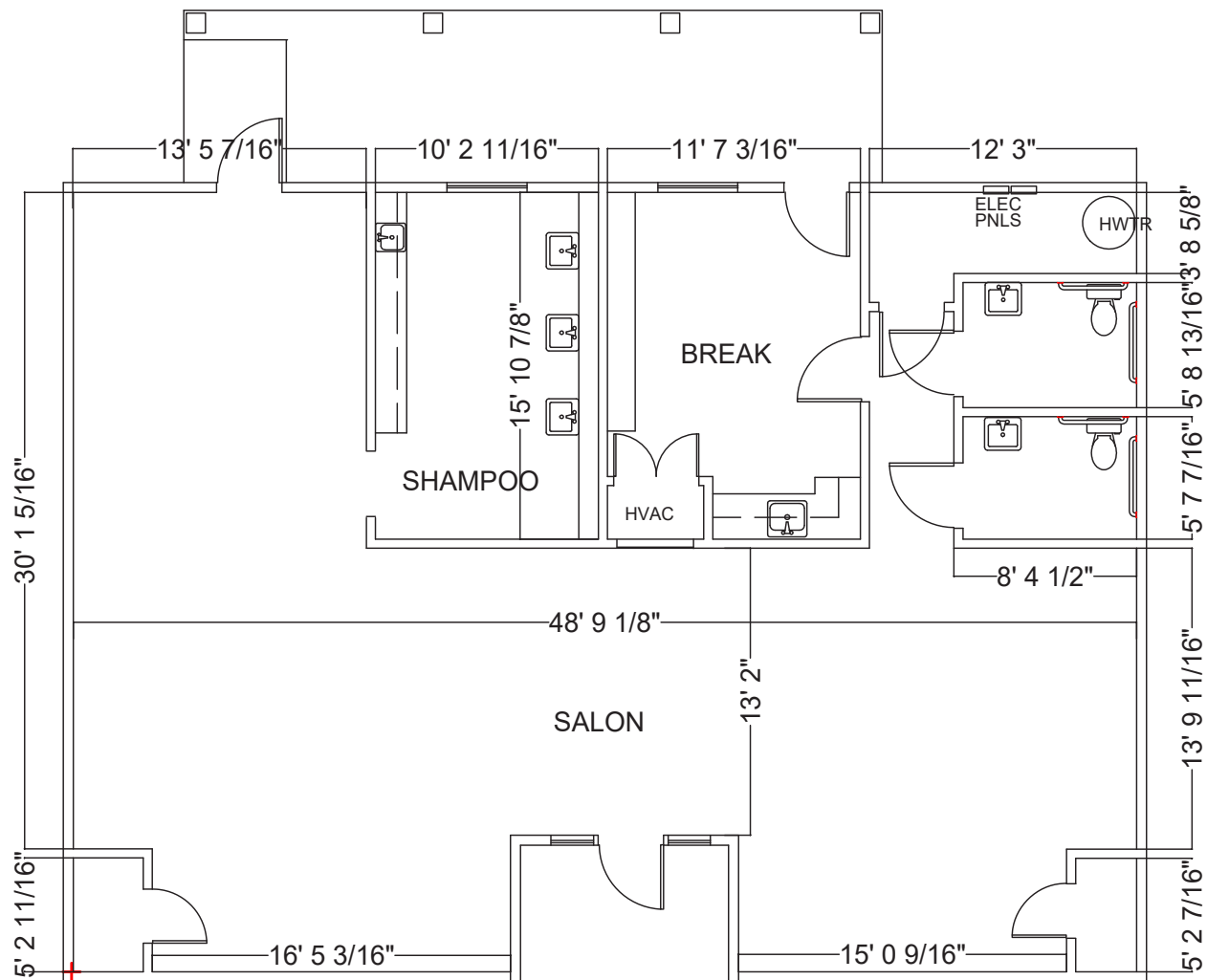
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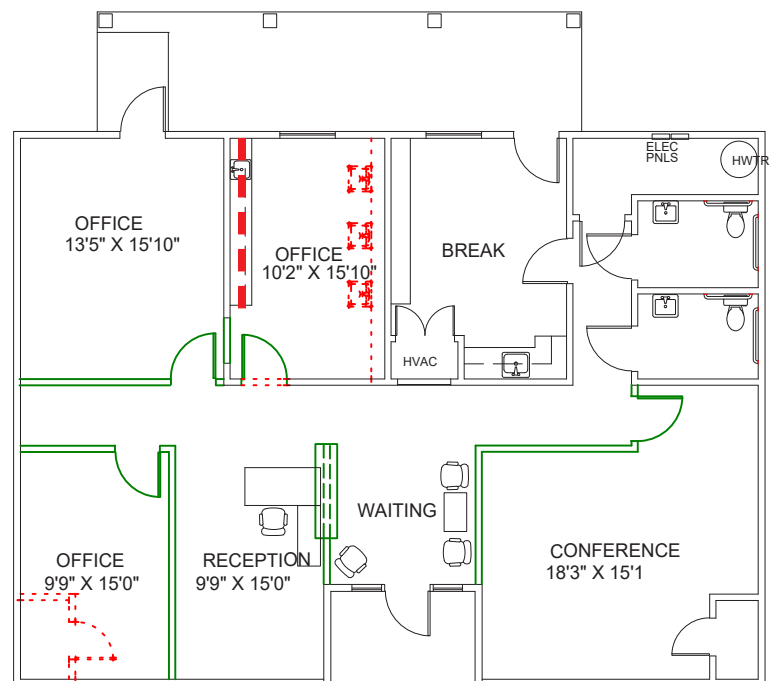
CURRENT FLOOR PLAN CONFIGURATION



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PHOTOS



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