



➤➤➤➤ HISTORIC REDEVELOPMENT OPPORTUNITY

Corner of 2nd Street, fronting University Parkway in Natchitoches

- ✓ Multiple Properties
- ✓ Zoned B-3
- ✓ Minutes from Festivals & Historic Downtown

\$549,800 <<<<

CONTACT US



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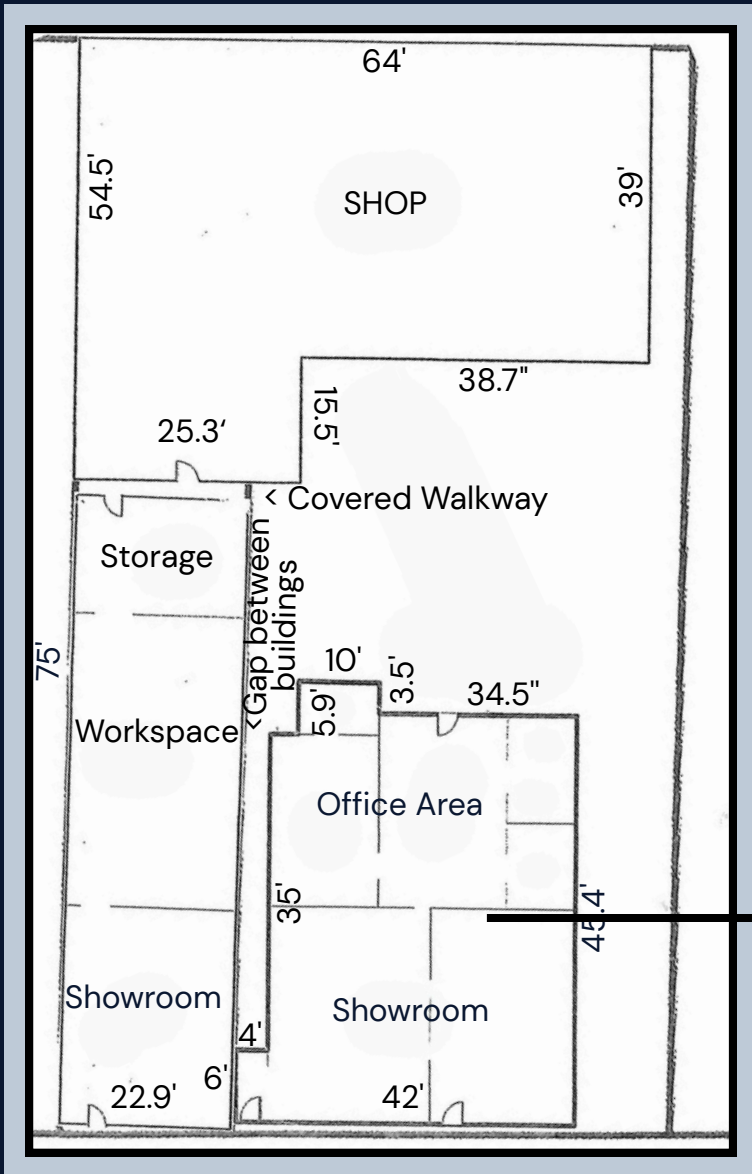
➤➤➤➤ LOTS 2-4, FRONTING 2ND ST.

Corner of 2nd street, fronting Railway in Natchitoches

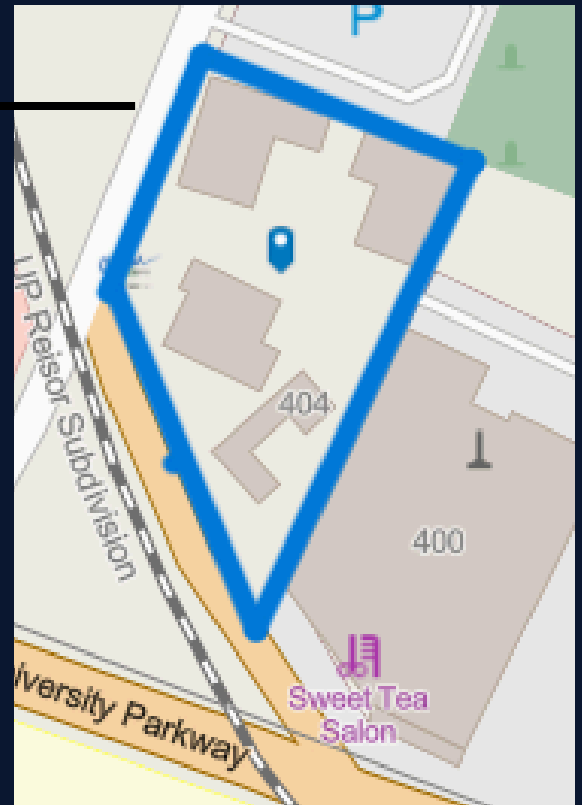
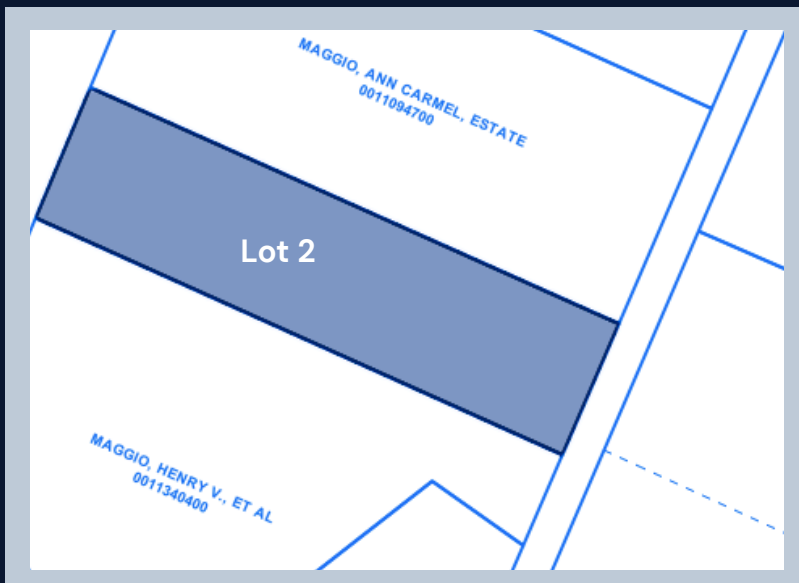
- ✓ 60-year+ tenant occupies 2 spaces + warehouse
- ✓ Zoned B-3
- ✓ Minutes from I-49, Hwy 6, and Hwy 1
- ✓ Ideal for NSU student targeted businesses
- ✓ A facade creates the impression of 1 building. Actually, 3 separate lots with facade and roof creating "contiguous space."

LOTS 3-4, FRONTING 2ND ST.

- ✓ NOTE: 3 separate buildings, joined by a 6'x4' enclosed entryway connecting the Showrooms.
- ✓ Covered, bricked walkway connects front building to shop
- ✓ Office area previously used as apartment



LOT 2, FRONTING 2ND ST.



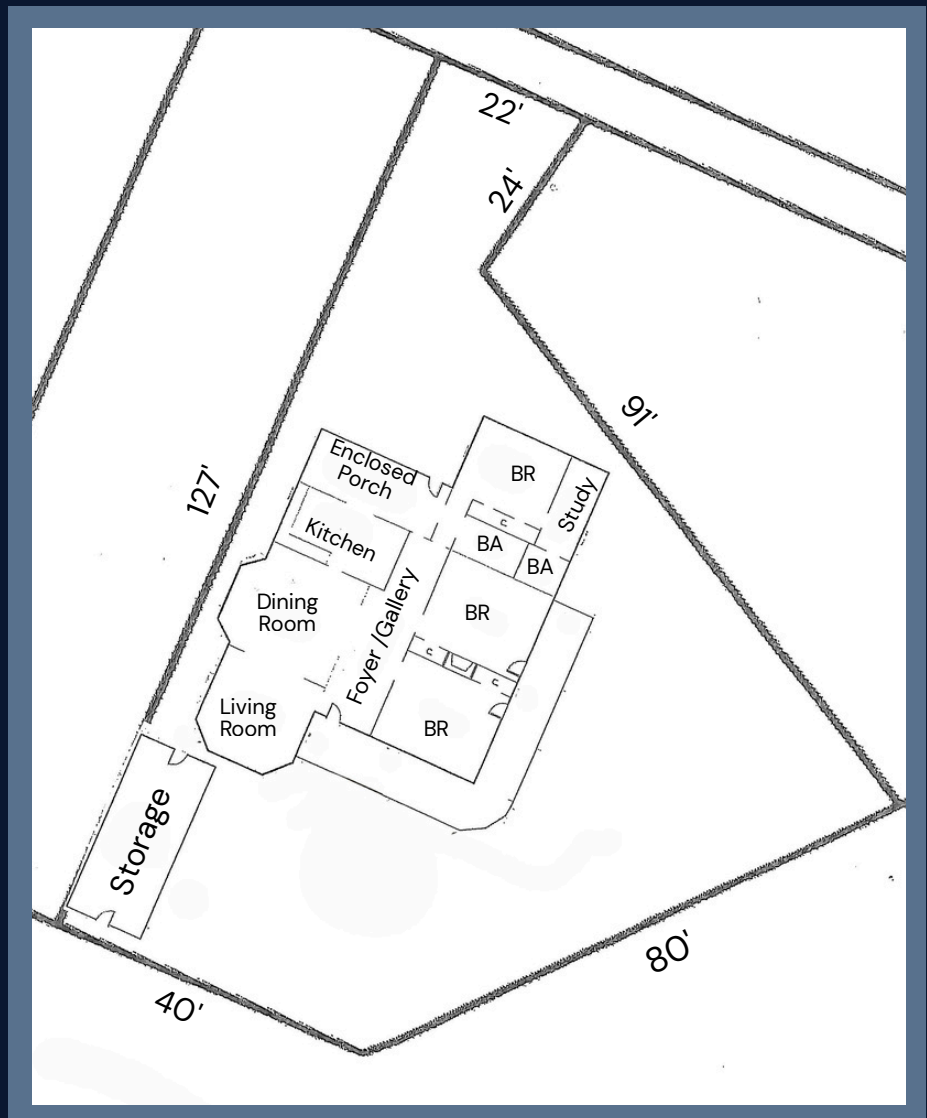
- ✓ Lot 2 consists of walls and slab only.



406 RAILWAY AVENUE

Corner of 2nd Street and Railway, visible from University Parkway

- ✓ 1920 Construction
- ✓ 2,514 SF living space, 3BR, 2 BA
- ✓ Space heaters and Window Units
- ✓ Zoning permits boarding, rooming, transient housing, not for single family use.

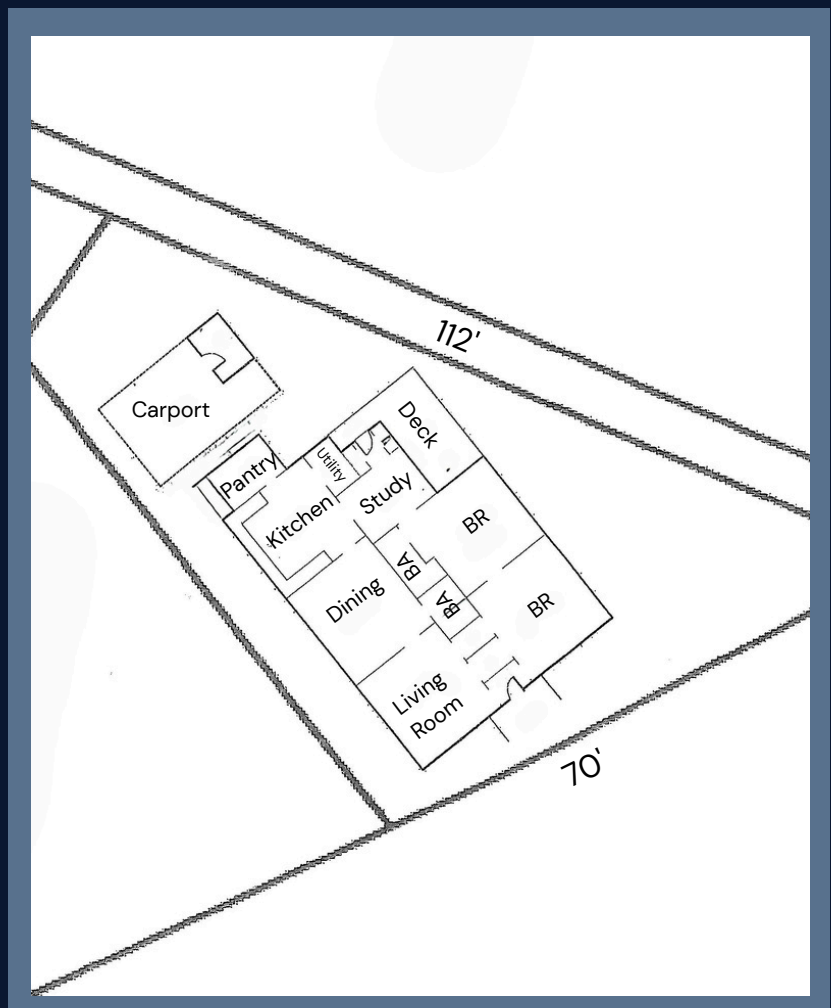




404 UNIVERSITY PKWY

Fronts University Parkway, via Railway Avenue

- ✓ 1930 Construction
- ✓ 1,474 SF living space, 2 BR, 2 BA
- ✓ Forced Air/ Central Heat
- ✓ Single, covered carport
- ✓ Zoning permits boarding, rooming, transient housing, not for single family use. Previously set up as duplex





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