

ALL FIELDS DETAIL



(33) **MLS #** 214654
 (44) **Status** NEW LISTING
 (36) **Type** Office
 (39) **Address** 3995 STERLINGTON ROAD
 (41) **City** Monroe
 (42) **State** LA
 (43) **Zip** 71203
 (37) **Area** 113 North Monroe
 (34) **Class** COMMERCIAL/INDUSTRIAL
 (38) **List Price** \$1,659,000
 (45) **Sale/Rent** For Sale

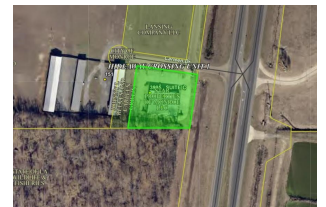
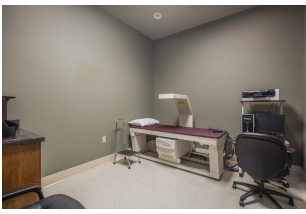


GENERAL

(47) Subdivision	OTHER	(48) List Agent	Jennifer L Causey - Cell: 318-261-0892
(49) Listing Office 1	John Rea Realty - Main: 318-388-0941	(55) Listing Type	Exclusive Right
(56) Listing Date	5/13/2025	(57) Expiration Date	5/13/2026
(58) Number of Acres (Est.)	1.20	(59) Price Per Acre	\$1,382,500.00
(60) Number of Units	1	(61) Occupied	Vacant
(62) Lockbox (Y/N)	No	(63) Parish	OUACHITA
(64) Zoning	B-3	(65) Parcel #	118654
(66) Lot Size	293.71' x 237.00' x 238.40' x 239.50'	(67) Legal	LOT 1 BLK B HIDEAWAY CROSSING UNIT 1
(68) Building Name	Glenwood Regional Medical	(69) Approx. Total SQFT	9,799
(72) Approx. Office SQFT	9,435	(75) Number of Restrooms	10
(76) Year Built	2011	(82) Directions	Head north on US-165 N; turn left onto Carleen Dr., property will be on the Left. (Across Hwy 165 N from North Monroe Baptist Church)
(98) Broker IDX	Y	(99) Update Date	5/13/2025
(100) Status Date	5/13/2025	(101) HotSheet Date	5/13/2025
(102) Price Date	5/13/2025	(103) Input Date	5/13/2025 11:15 AM
(105) VOW Include	Yes	(109) Agent Hit Count	37
(110) Client Hit Count	1	(111) Cumulative DOM	0
(113) Original Price	\$1,659,000	(2) Sold Price Per Acre	\$0.00
(114) Associated Document Count	2	(7) Geocode Quality	Exact Match
(14) Picture Count	41	(16) Price Per SQFT	\$169.30
(20) Input Date	5/13/2025 11:15 AM	(21) Update Date	5/13/2025 11:15 AM
(106) VOW Address	Yes	(107) VOW Comment	Yes
(108) VOW AVM	Yes		

FEATURES

CONSTRUCTION Brick Veneer	ROOMS Reception Supply Room Equipment Room	STYLE/BUILDING Free Standing Masonry Wood Frame	SPRINKLER SYSTEM None
ROOF Composition	Break Room Lobby	WATER/SEWER Public Sewer Public Water	FLOOR SYSTEM Tile
PARKING SURFACE Concrete	Executive Offices Closet(s)	INTERIOR FEATURES Extra Storage Private Bathrooms Security System-Wired See Remarks	PARKING LOT AMENITIES Parking/50+ Spaces
ELECTRIC On Site	Other See Remarks	UTILITIES Cable Electric Gas Separate Meters 3 Phase Internet Connection	EXTERIOR FEATURES Gutters Landscaping Lighting/Security
ELECTRIC PAID BY Owner	HEATING Electric Central Multiple Units	TERMS Cash	CLOSING/POSSESSION Closing
REPAIRS PAID BY Owner	COOLING Electric Multiple Units		MINERAL RIGHTS Purchaser to Acquire
WATER PAID BY Owner	PROPERTY DESCRIPTION Plat Map Loc. in City Limits		DOCUMENTS ON FILE Photographs Tax Map Property Disclosure
TAXES PAID BY Owner			SHOWING INSTRUCTIONS Call Listing Agent Appointment Only
GAS On Site			
GAS PAID BY Owner			
CAM PAID BY			



DISCLAIMER

This information is deemed reliable, but not guaranteed.