



# DENTAL OFFICE FOR SALE OR LEASE

1945 E. 70<sup>TH</sup> STREET, SUITE F, SHREVEPORT, LA 71105

- 1,650 sq.ft. Dental Office
- 3 Exam Rooms
- Lab Area
- X-Ray Room
- Reception Area
- Freshly Painted Interior
- Move-in Condition
- Ample Parking
- Easy access and great visibility on heavily traveled E. 70th Street
- Sales price: \$275,000.00
- Lease price: \$16.00/NN



For more information, contact:  
**Brad Armstrong, Associate Broker**  
 318.222.2244 | [barmstrong@vintage Realty.com](mailto:barmstrong@vintage Realty.com)

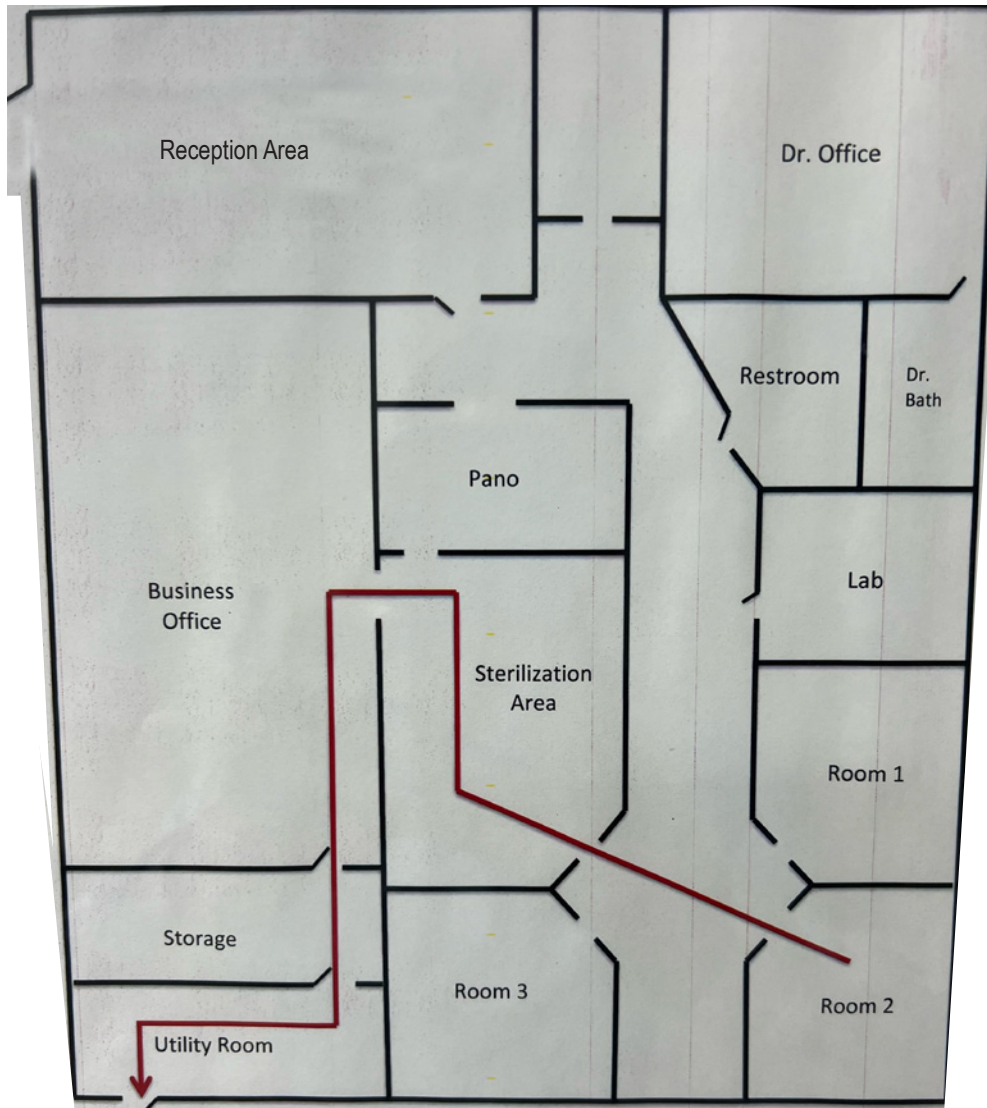
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## Floor Plan



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## 2023 DEMOGRAPHICS

Radius	Number of Households	Avg HH Income	Population
1 mile	2,904	\$79,392	5,807
3 mile	24,617	\$89,289	53,473
5 mile	54,912	\$74,528	127,843



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