

HISTORIC INVESTMENT OPPORTUNITY

619, 631 Milam Street, plus parking, Shreveport, Louisiana

631 Milam Street– 18,996 sq. ft.

619 Milam Street – 30,246 sq. ft.

TOTAL 49,242 sq. ft.

Plus-51 Parking Spaces

FOR SALE: \$2,350,000.00



***631 Milam – renovated office space with existing tenants as well as available space for lease or owner occupancy or residential conversion**

***619 Milam – redevelopment opportunity tax credits available and opportunity zone**

***Popular West End Area - neighboring offices, restaurants, Stand Theater and art district**

Ben W. Walker, III, CCIM

318-458-9552

ben@walkeralley.com

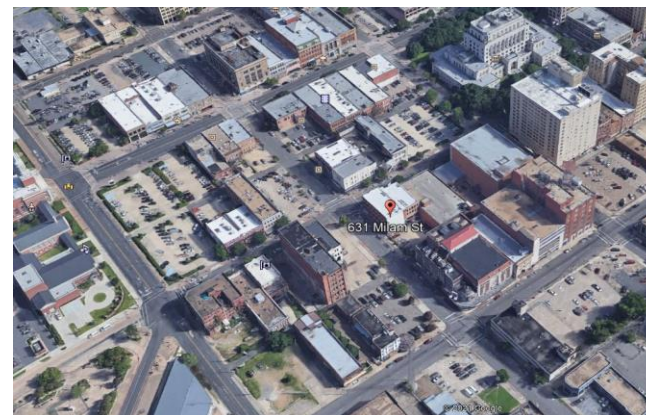
Chris Stokes

318-564-7906

chris@walkeralley.com



**Walker-Alley
& Associates, LLC**
REAL ESTATE RESOURCES



All information contained herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the owner or Walker-Alley & Associates, LLC and/or its agents or employees. July 2021

Shepherd-Blanchard Building

631 Milam Street, Shreveport, Louisiana



18,996 sq. ft. multi-tenant office building. 50% occupancy. Ideal for owner occupant with investment income. Also potential for residential conversion live/work space.

Two historic buildings built in 1900 & 1901, renovated together in the mid 1980's into one office building. Well maintained with new roof, exterior brick mortar cleaned and repointed, stucco reworked and painted in 2019. Updated interior finishes. Multiple split system HVAC.

15 parking spaces in rear lot with additional 36 in lot across the street corner Louisiana and Crockett.

Parking Lot Louisiana Ave. and Crockett St.





619 Milam Street, Shreveport, Louisiana



Historic mid century building. Goldrings Department Store.

Ideal for Federal & State Historic Tax Credit redevelopment. Also within the Federal Opportunity Zone.

30,246 total square feet. First floor 11,565 sq. ft. Second floor mezzanine 6475 sq. ft. Basement 5,887 sq. ft. storage plus 6,228 sq. ft. office space. Milam Street entrance to basement. Grade level alley entrance with overhead door.



