



Offering Summary

Sale Price:	\$485,000
Building Size:	3,519 SF
Price / SF:	\$137.82
Zoning:	C-2

Property Highlights

- Prime location with ample parking
- Potential for attractive return on investment

Location Overview

The property is located at the southwest corner of Centenary Blvd. and Kings Hwy., directly adjacent to Centenary College. The lot is approximately 0.76 acres and features two curb cuts: one on Kings Hwy. and the other on Centenary Blvd. It is centrally situated between I-49 and Line Ave. to the west and Youree Dr. to the east.



Building Name	210 Kings Hwy
Property Type	Office
Property Subtype	Office Building
APN	171307012003900
Building Size	3,519 SF
Lot Size	0.76 Acres
Number of Floors	1

Previously used as a medical office with plumbing in most of the rooms, this space can be easily retrofitted for traditional office use. It features a vestibule, lobby, waiting area, receptionist/administrative area, six offices, three exam rooms (which can also serve as offices), a conference room (or executive office), three restrooms, and two spacious open rooms. The property is well-located and has redevelopment potential.



