



OFFICE/RETAIL BUILDING WITH DETACHED WAREHOUSE FOR SALE

4221 LINWOOD AVENUE, SHREVEPORT, LA 71108

Office Building

- 9,900/sf
- 11 Offices
- 4 Restrooms
- Learning Center Room
- Conference Room
- Kitchen/Breakroom
- Large Flex Space/Showroom
- Roof sealed mid-2024
- 3 HVAC units
- 3 phase electric
- Security video/motion 380 degrees around building

Sales price:
\$765,000.00

Warehouse

- 2,300 SF Warehouse
- Metal Warehouse insulated/(3) grade level doors 12X16
- (1) portable Storage Building

For more information, contact:

Michael Berlin, Associate Broker | 318.222.2244
mberlin@vintagerealty.com | vintagerealty.com

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Architectural floor plan of the second floor of the Los Angeles City Hall, dated 1955. The plan shows various rooms including classrooms, a board room, gallery, lounge, director's offices, manager's office, conference room, and a mechatronics/equipment storage area. It also includes a wool fence patio, a ramp down, and a scale of 1/8" = 1'-0". The plan is numbered with circles and letters, and includes dimensions for various sections.

Rooms and areas labeled include:

- WOOL FENCE PATIO
- CLASSROOM 2
- STORAGE 4
- BOARD
- MECH. EQUIP./STO.
- LOUNGE 2
- FRAME FOR FUTURE WIND.
- GALLERY
- HALL 3
- RAMP DOWN
- HALL 2
- HALL 4
- DIRECTOR 4
- DIRECTOR 5
- CLO.
- EXPAN.
- PROD.
- TELETYPE
- BACK
- STYLE TRIM CANOPY
- CORRIDOR
- TEL. 1
- TEL. 2
- JAN.
- CONFERENCE
- MANAGER
- DIRECTOR 1
- DIRECTOR 2
- DIRECTOR 3
- HALL 1
- WOMEN
- MEN
- CLASSROOM 1
- PROJ. 1

Scale: 1/8" = 1'-0"

North arrow pointing towards the top-left corner.



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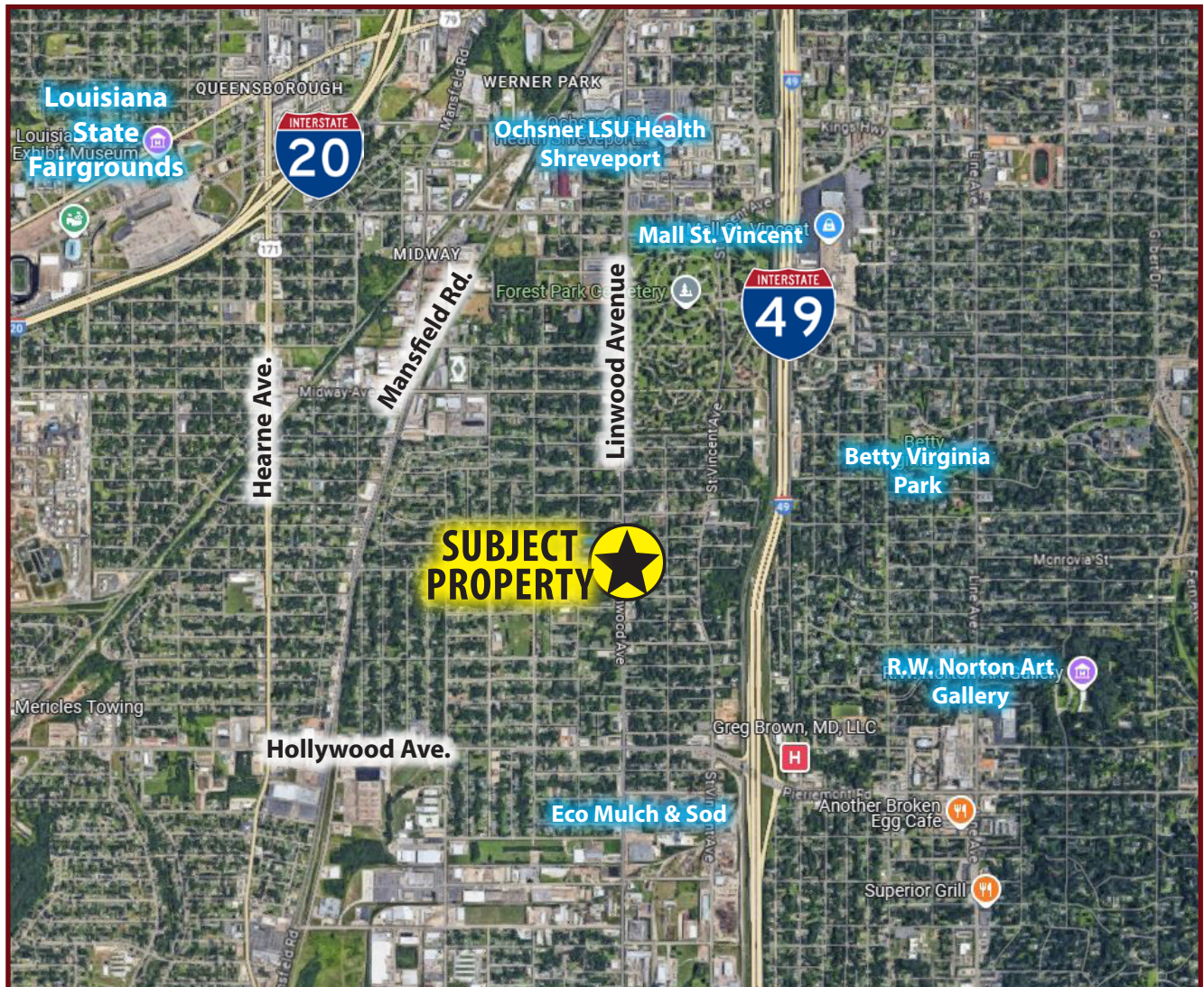
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NEIGHBORHOOD AERIAL



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