

**ALL FIELDS DETAIL**



(33) **MLS #** 214202  
 (44) **Status** ACTIVE  
 (36) **Type** Office  
 (39) **Address** 250 HOLT STREET  
 (41) **City** Bastrop  
 (42) **State** LA  
 (43) **Zip** 71220  
 (37) **Area** 501 Bastrop & Morehouse Parish  
 (34) **Class** COMMERCIAL/INDUSTRIAL  
 (38) **List Price** \$395,000  
 (45) **Sale/Rent** For Sale



**GENERAL**

(47) <b>Subdivision</b>	OTHER	(48) <b>List Agent</b>	Jennifer L Causey - Cell: 318-261-0892
(49) <b>Listing Office 1</b>	John Rea Realty - Main: 318-388-0941	(55) <b>Listing Type</b>	Exclusive Right
(56) <b>Listing Date</b>	4/11/2025	(57) <b>Expiration Date</b>	4/11/2026
(58) <b>Number of Acres (Est.)</b>	0.88	(59) <b>Price Per Acre</b>	\$448,863.64
(60) <b>Number of Units</b>	1	(61) <b>Occupied</b>	Tenant
(62) <b>Lockbox (Y/N)</b>	No	(63) <b>Parish</b>	MOREHOUSE
(64) <b>Zoning</b>	CC-2	(65) <b>Parcel #</b>	03900/003/00B11
(66) <b>Lot Size</b>	38,300 SF	(67) <b>Legal</b>	FROM THE NC COR OF S BLOCK: 002 LOT: 0B11 EXTENDED LEGAL IN ASSOCIATED DOCS.
(68) <b>Building Name</b>	LA WORKFORCE COMMISSION	(69) <b>Approx. Total SQFT</b>	5,217
(72) <b>Approx. Office SQFT</b>	5,217	(75) <b>Number of Restrooms</b>	4
(76) <b>Year Built</b>	1999	(79) <b>Overhead Doors (Y/N)</b>	No
(82) <b>Directions</b>	165 N toward Lenox Bridge. Left onto Holt St (McDonald's on the Right). Destination will be on the Right.	(97) <b>Tax ID</b>	71220
(98) <b>Broker IDX</b>	Y	(99) <b>Update Date</b>	6/12/2025
(100) <b>Status Date</b>	4/18/2025	(101) <b>HotSheet Date</b>	6/12/2025
(102) <b>Price Date</b>	6/12/2025	(103) <b>Input Date</b>	4/11/2025 2:30 PM
(105) <b>VOW Include</b>	Yes	(109) <b>Agent Hit Count</b>	29
(110) <b>Client Hit Count</b>	1	(111) <b>Cumulative DOM</b>	143
(113) <b>Original Price</b>	\$500,000	(2) <b>Sold Price Per Acre</b>	\$0.00
(114) <b>Associated Document Count</b>	4	(7) <b>Geocode Quality</b>	Exact Match
(14) <b>Picture Count</b>	24	(15) <b>Days On Market</b>	62
(16) <b>Price Per SQFT</b>	\$75.71	(20) <b>Input Date</b>	4/11/2025 2:30 PM
(21) <b>Update Date</b>	6/12/2025 9:12 PM	(106) <b>VOW Address</b>	Yes
(107) <b>VOW Comment</b>	Yes	(108) <b>VOW AVM</b>	Yes

**FEATURES**

<b>CONSTRUCTION</b> Brick Veneer	<b>ROOMS</b> Reception Conference Room Classroom Kitchen Break Room Lobby Executive Offices Closet(s) Other	<b>WATER/SEWER</b> Public Sewer Public Water	<b>FLOOR SYSTEM</b> Carpet Tile
<b>ROOF</b> Composition Gabled	<b>HEATING</b> Electric Central	<b>INTERIOR FEATURES</b> Extra Storage Private Bathrooms Security System Telephone System See Remarks	<b>PARKING LOT AMENITIES</b> Parking/50+ Spaces
<b>PARKING SURFACE</b> Concrete	<b>COOLING</b> Central Air Electric	<b>UTILITIES</b> Cable Electric Gas Separate Meters 3 Phase Internet Connection	<b>EXTERIOR FEATURES</b> Gutters Landscaping Lighting/Security
<b>ELECTRIC</b> Available	<b>PROPERTY DESCRIPTION</b> Plat Map Loc. in City Limits Seller Will Not Divide	<b>TERMS</b> Cash Conventional	<b>CLOSING/POSSESSION</b> Closing
<b>ELECTRIC PAID BY</b> Owner		<b>SPRINKLER SYSTEM</b>	<b>MINERAL RIGHTS</b> Purchaser to Acquire
<b>REPAIRS PAID BY</b> Tenant Owner			<b>DOCUMENTS ON FILE</b> Photographs Tax Map Property Disclosure
<b>WATER PAID BY</b> Owner			<b>SHOWING INSTRUCTIONS</b> Call Listing Agent Appointment Only
<b>TAXES PAID BY</b> Owner			
<b>GAS</b> Available			

**FEATURES**

**GAS PAID BY**

Owner

**CAM PAID BY**

Owner

**STYLE/BUILDING**

Free Standing

Masonry

None

List Agent Accompany

Restricted Days

Restricted Hours

**BROKER TO BROKER REMARKS**

**(117) Broker to Broker Remarks**

All information presented in this listing is considered reliable but not guaranteed. Buyer to verify. Showing by appointment only. Restricted days/times. Listing agent to accompany.

**PUBLIC REMARKS**

**(118) Public Remarks** Rare Investor Opportunity! Income-Producing Property offering 10% CAP Rate! Total Yearly Income: \$72,000. Total Yearly Expenses: \$32,470. Net Operating Income: \$39,530. 250 Holt Street is a 5,217 SF building on .88 AC in Bastrop, LA. The building is very-well maintained and received a new roof, carpet and paint in 2018. Tenant: Louisiana State Office/Louisiana Workforce Commission. Tenant has occupied this location for more than 20 years per multiple 5-Year terms. Current Owner has enjoyed this Full-Service Lease since 2017. Current Tenant Lease term: October 1, 2022 to September 30, 2027. Showings by appointment only. Restricted days/times. Listing agent to accompany.

**ADDITIONAL PICTURES**





## DISCLAIMER

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This information is deemed reliable, but not guaranteed.