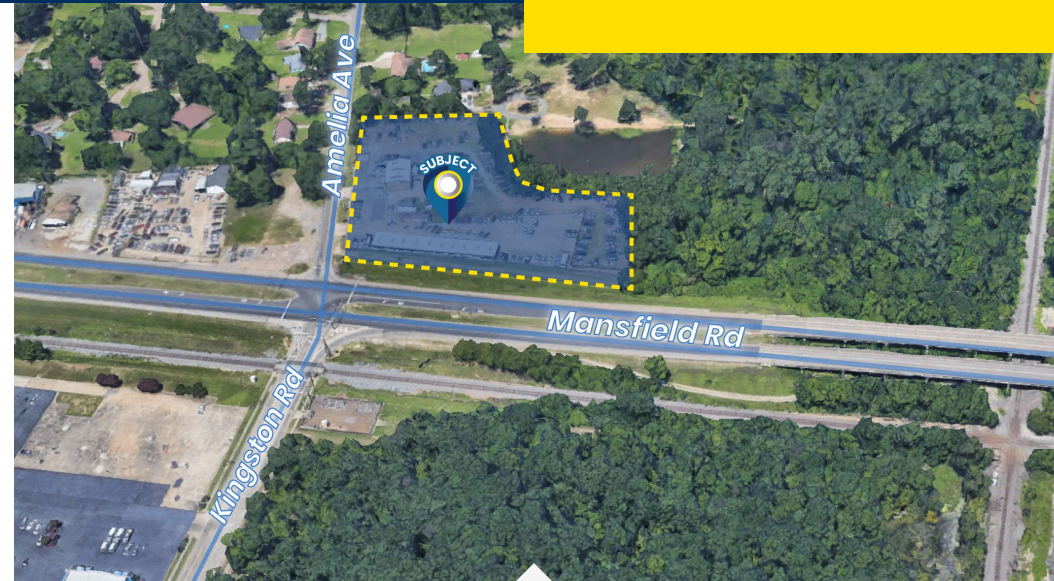




**Former Used Car Sales
3.28 AC | 3,155 SF**

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Zoning	B-3
APN	171434009001000
Building Size	3,155 SF
Lot Size	3.28 Acres

This 3.29-acre site is located at the Northwest Corner of Mansfield Road (US Hwy. 171) and Amelia Avenue in Southwest Shreveport. The property is comprised of a used car facility with two detached buildings. The frame office building is 16' x 30' and contains 480 SF. The steel frame metal panel repair shop is 60' x 40' and contains 2,400 SF with an attached supply room and mechanic's office. There is a 6,500 SF covered parking structure with a steel frame and metal roof fronting Mansfield Road. The site also contains multiple portable buildings and covered awnings which are not included in the total building square footage.

- 16' X 30' office building containing 480 SF
- 60' X 40' Steel Frame Shop containing 2,400 SF with attached supply room
- 6,500 SF covered parking structure
- Site contains multiple buildings and covered awnings which are not included in the total building square footage
- Sale Price \$550,000
- Lease Rate: \$4,000 monthly - \$15.21 PSF (NNN) - Annual
- Used Car Sales Lot for Lease
- 3,155 Sq. Ft. Available
- \$1.27 PSF/Monthly and \$15.21 PSF/Yearly
- NNN Lease