SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE
THE ANNEX

328 Desiard St
Monroe, LA 71201

MATTHEW SHIRLEY
Associate Broker
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matthew@sr-cre.com

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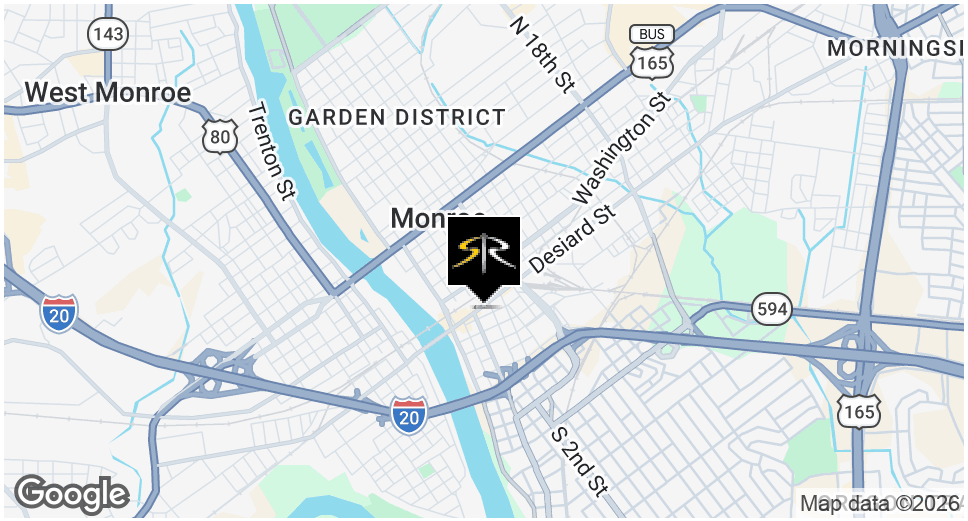
328 DESIARD ST, MONROE, LA 71201

24,464 SF

OFFERING SUMMARY

Sale Price:	$1,500,000
Building Size:	24,464 SF
Lot Size:	0.491 Acres
Price / SF:	$61.31
Year Built:	1930
Year Renovated:	2004 & 2014
Zoning:	CBD (Central Business District)
Flood Zone:	"X" (No Flood)



PROPERTY OVERVIEW

The Annex: Sprinklered - Class A - Corporate HQ Office

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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

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PROPERTY HIGHLIGHTS

The Annex: Sprinklered - Class A - Corporate HQ Office

- Additional 21,120 SF paved & secured parking lot included
- Immediate Occupancy Available
- 3 Phase Electrical Service w Back Up Generator
- One (1) Passenger Elevator
- Well Maintained – All Infrastructure Regularly Serviced & Logged
- Utilities On
- Building Size: 24,464 SF
- 3 Stories
- Year Built: 1930
- Renovations in 2004 & 2014
- Flood Zone "X" (No Flood)
- Zoned CBD (Central Business District)

Additional details including site plans and infrastructure specs are coming soon.

Please contact agent for more details and to schedule a tour.

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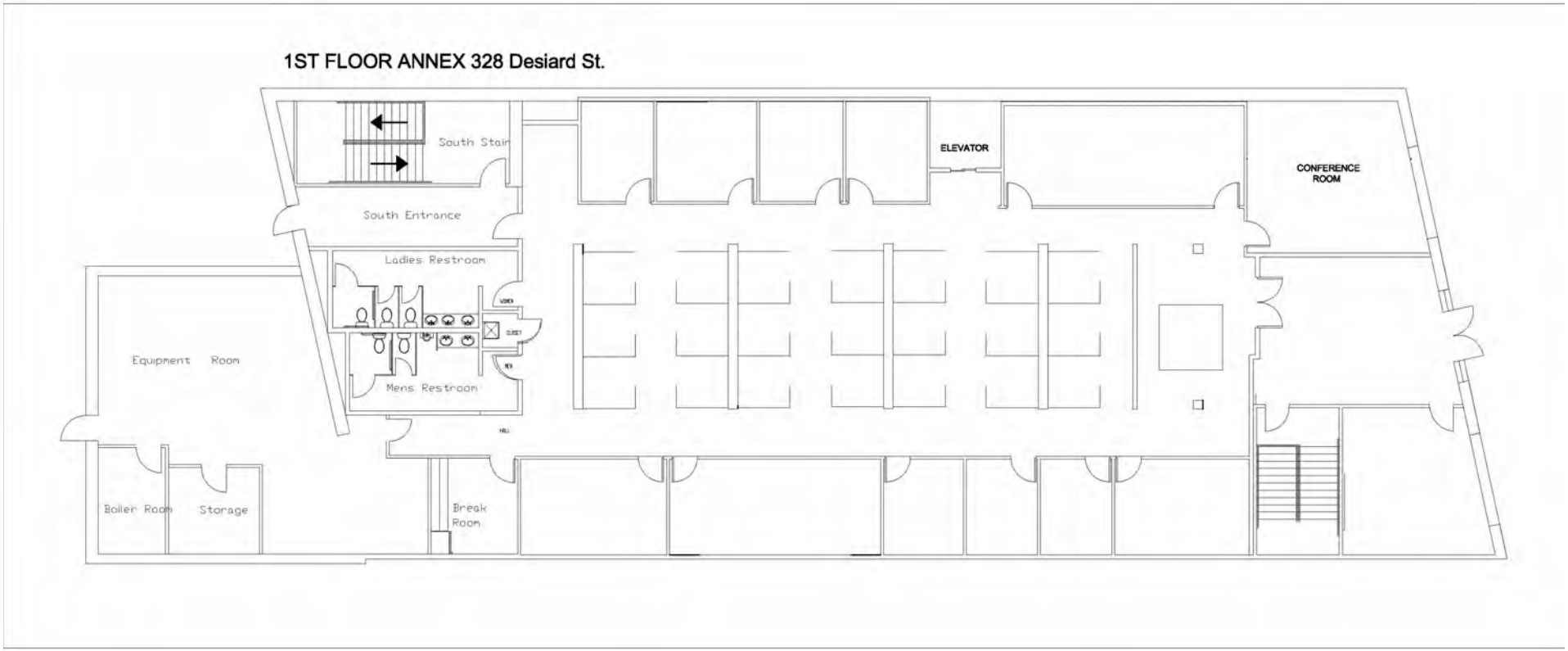

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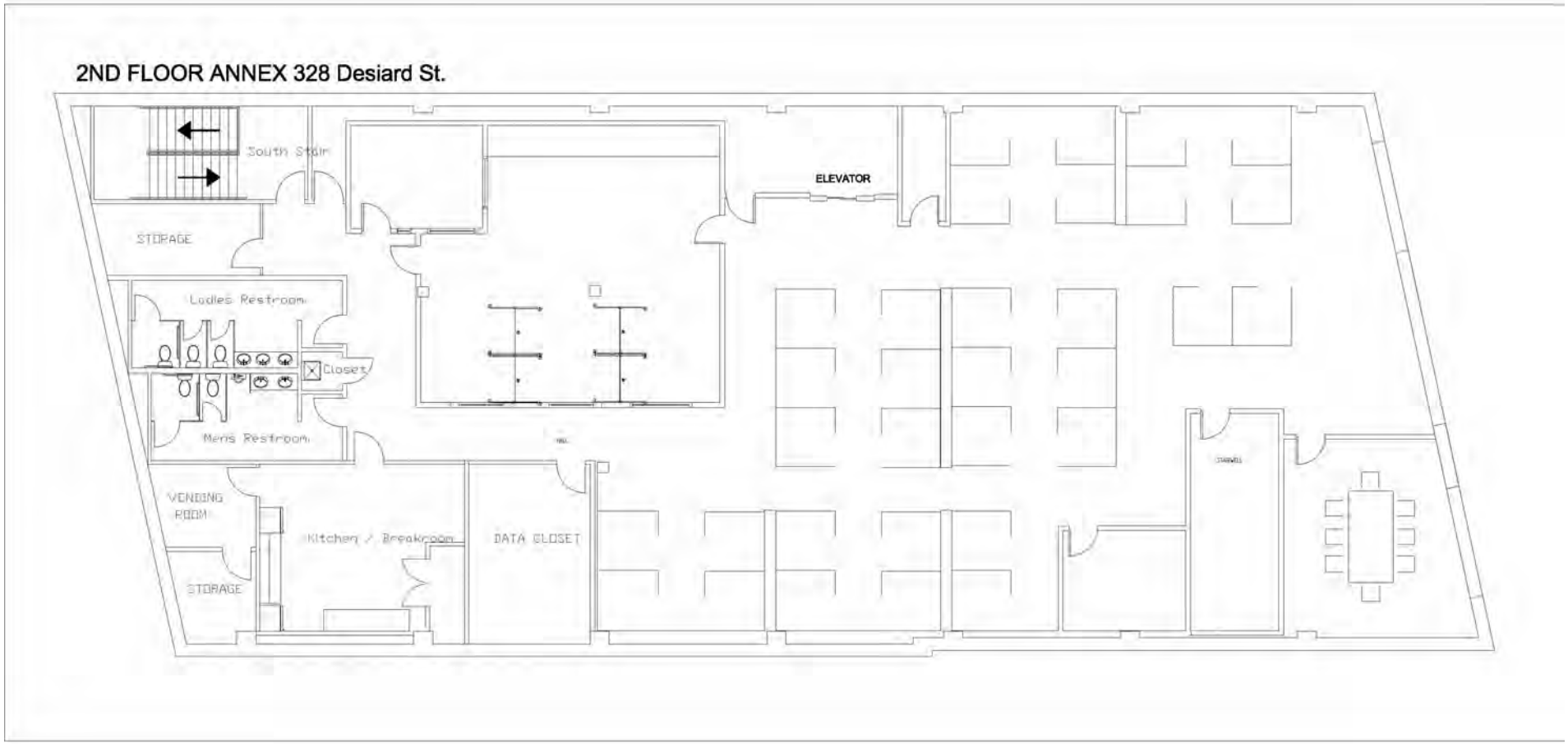

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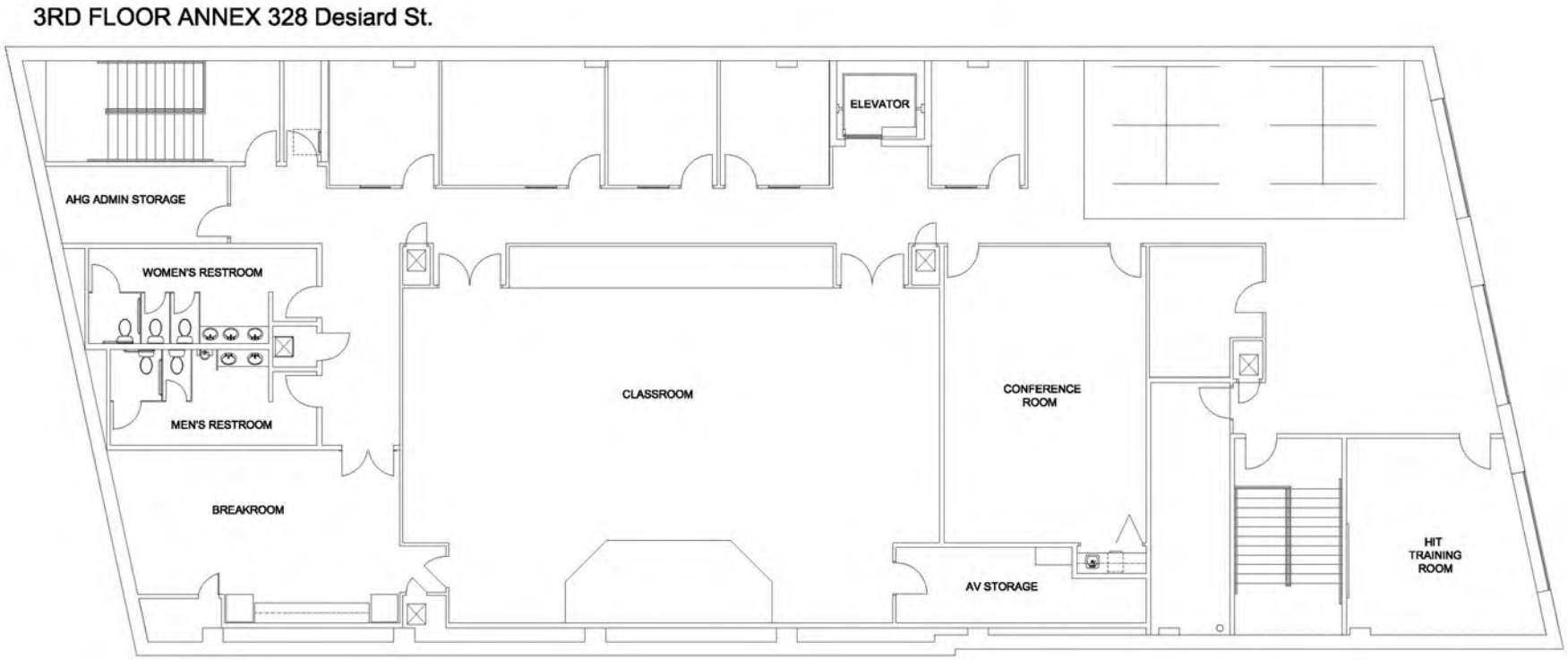

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For more information, please contact:

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