

For Sale

Price

- \$146,000 Total
- Minerals not included

Property Highlights

- Income producing
- 4-bay self-serve car wash with 3 vacuum stations
- ±0.33 Acres
- Zoned B-3 (General Business District)
- 11% Cap Rate
- Financials available upon request
- 3 additional properties available (see agent for details on entire portfolio)

Traffic Counts (ADT 2014)

- Barksdale Blvd. at Airline Dr. - 37,663

Location Highlights

- Located in the heart of Bossier City, LA
- 0.5 miles north of Airline Dr.
- 1 mile south of the I-20 and Benton Rd. Interchange
- 1 mile north of Barksdale Air Force Base (BAFB)
- Easy access to Shreveport via Shreveport-Barksdale Bridge just 1 mile to the south
- Approximately 4 miles north of the CenturyLink Center and Jimmie Davis Bridge
- Located in a densely populated, high-traffic, urban area of Bossier City, with a traffic count of almost 40,000 vehicles per day at the barksdale blvd./airline dr. intersection





Michael Berlin

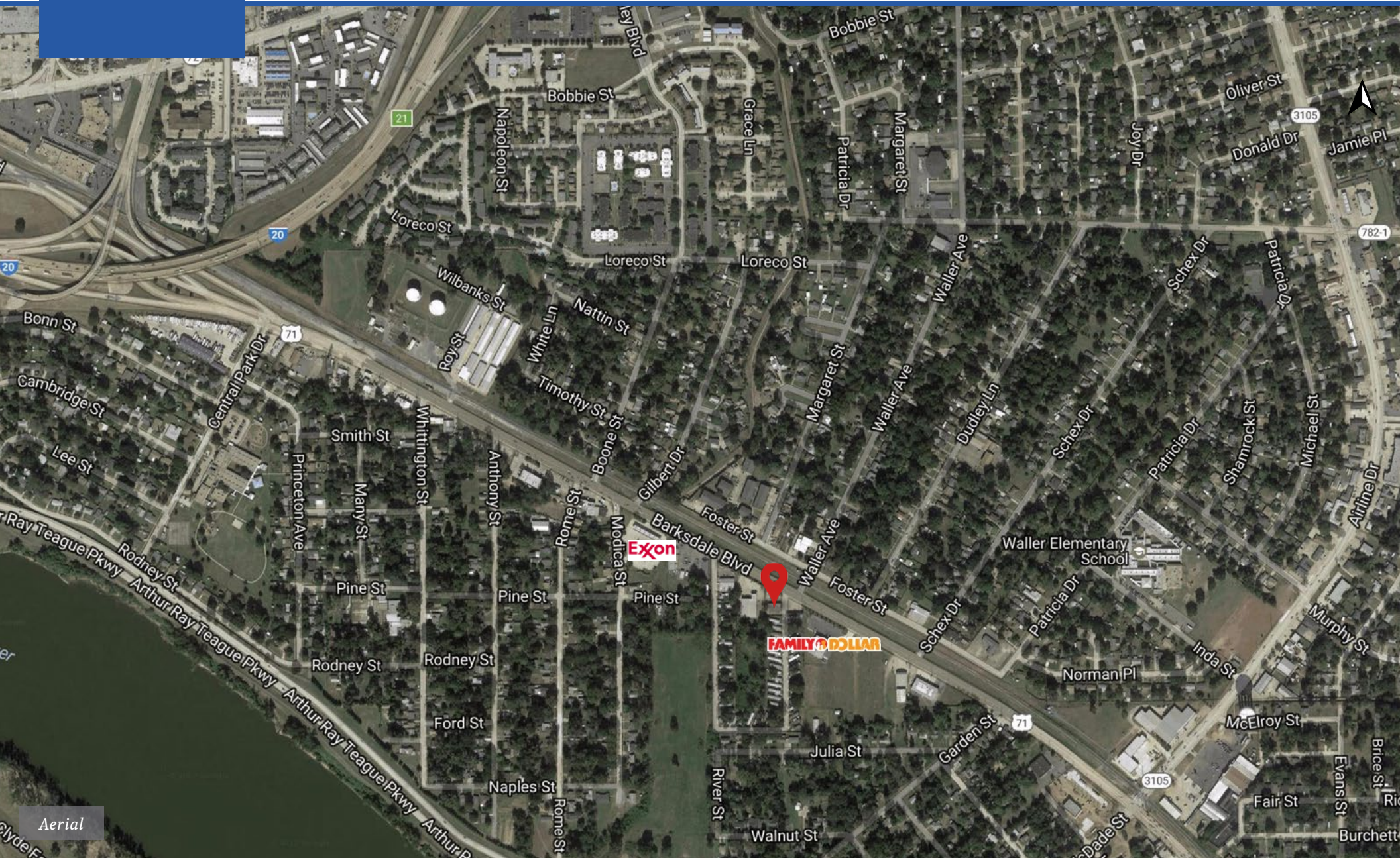
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Income Producing 4-Bay Self-Serve Car Wash

2324 Barksdale Blvd., Bossier City, LA 71112



Aerial