

I-49 @ Pierremont Rd.

1115 Pierremont Rd. Shreveport, Louisiana 71106

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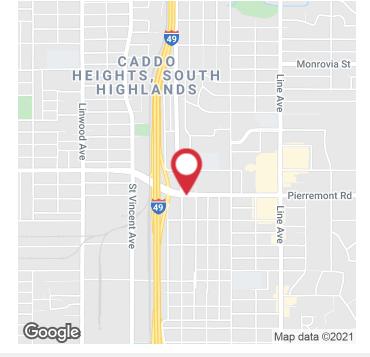
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Property Highlights

- Includes billboard
- Easy access to I-49
- Frontage on Pierremont Road

Sale Price

\$150,000





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Office Building

3,000 SF | \$150,000

Sale Price	\$150,000	PROPERTY INFORMATION	
		Property Type	Office
LOCATION INFORMATION		Property Subtype	Medical
Building Name	I-49 @ Pierremont Rd.	Zoning	C-1
Street Address	1115 Pierremont Rd.	Lot Size	0.776 Acres
City, State, Zip	Shreveport, LA 71106	APN #	71424-140-1
County	Caddo	Lot Frontage	170 ft
Market	Shreveport	Lot Depth	228 ft
Sub-market	I-49 South	Corner Property	Yes
Cross-Streets	Southern Ave., Lexington, Pierremont	Traffic Count	27000
Oloss-Streets	Road	Traffic Count Street	Pierremont Rd.
Township	17	Traffic Count Frontage	170
Range	14		Ample concrete parking. Additional tract to expand parking. Cross access with
Section	24	Amenities	adjoining building. Access off Pierremont
Side of the Street	South		Rd., Southern Ave.
Signal Intersection	Yes	Power	Yes
Road Type	Highway	PARKING & TRANSPORTATION	
Market Type	Medium		Ourface
Nearest Highway	I-49	Parking Type	Surface
Nearest Airport	Shreveport	Number of Parking Spaces	20
BUILDING INFORMATION		UTILITIES & AMENITIES	
		Handicap Access	Yes
Building Size	3,000 SF	Number of Elevators	0
Building Class	В	Number of Escalators	0
Occupancy %	0.0%	Tarriss of Essalators	Ŭ





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LOCATION INFORMATION

Building Name I-49 @ Pierremont Rd.

Street Address 1115 Pierremont Rd.

City, State, Zip Shreveport, LA 71106

County Caddo

Market Shreveport
Sub-market I-49 South

Cross-Streets Southern Ave., Lexington, Pierremont

Road

Yes

Township 17
Range 14
Section 24
Side of the Street South

Road Type Highway

Market Type Medium

Nearest Highway I-49

Nearest Airport Shreveport

BUILDING INFORMATION

Signal Intersection

Building Class B

Occupancy % 0.0%

Tenancy Single

Ceiling Height 9 ft

Minimum Ceiling Height 9 ft





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