



## Office - Natchitoches 100 Highway 3175

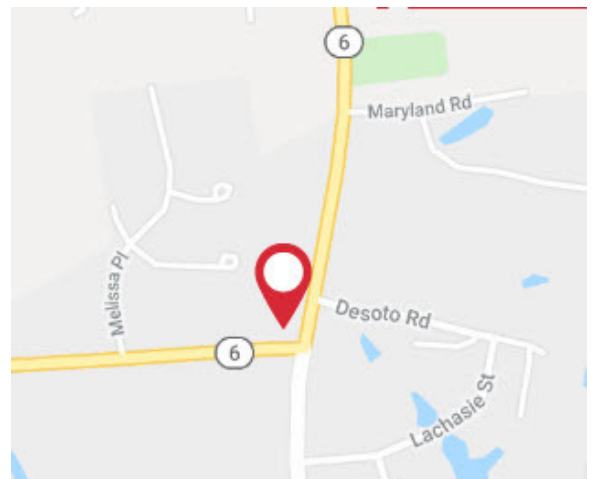
Natchitoches, Louisiana 71457

### Property Highlights

- 4,356 SF Total, 3,079 SF Heated
- Ideal and Excellent Location on Highway 3175 Bypass
- High quality finishes
- Lobby, Reception, Executive Offices, Kitchen, 3 Teller Windows with a 3 bay drive through on the side of the building.
- Large Safe
- Move in ready
- 45 paved and striped parking spaces

### Sale Price

\$399,000



For more information

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**CALL OR EMAIL FOR MORE INFORMATION**

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March 31, 2020



SALE PRICE: **\$399,000**

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LOT SIZE: **0.889 Acres**

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BUILDING SIZE: **4,356 SF**

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BUILDING CLASS: **A**

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ZONING: **Commercial**

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## Property Overview

Well maintained former bank branch which is a single story 4,356 SF building in excellent condition situated on the corner of Highway 3175 Bypass and Highway 6 (Washington Street). Office consists of multiple executive offices, teller windows with 3 drive through bays. Excellent location for another bank looking to get in the market or Professional or Medical offices.

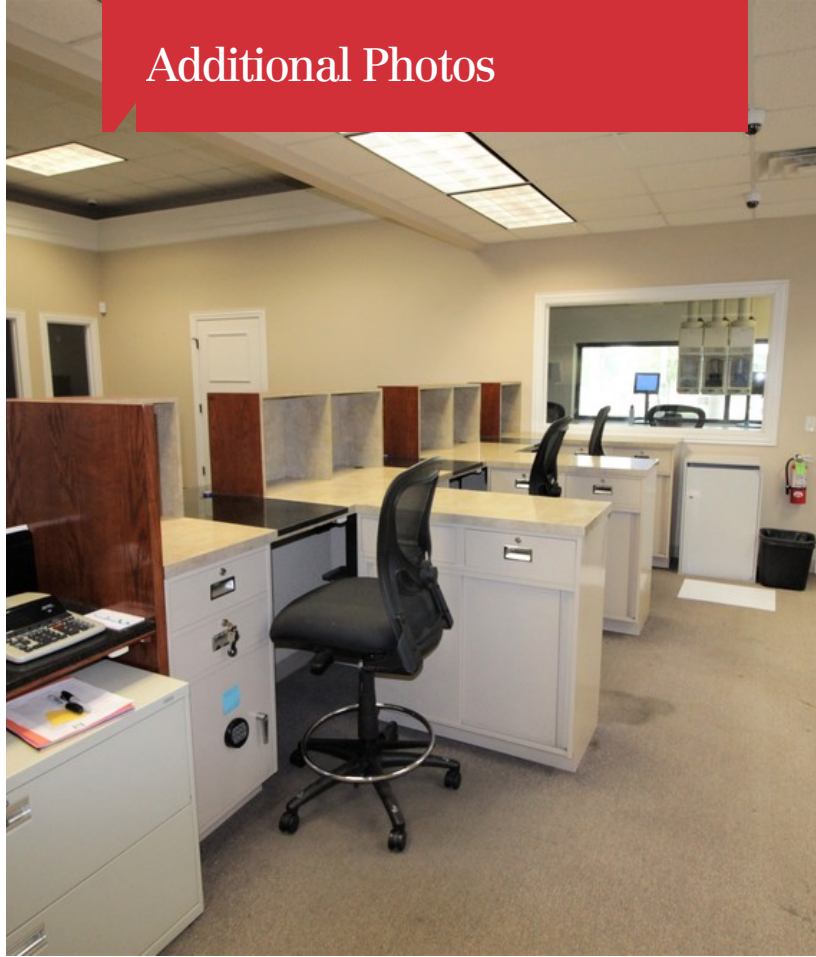
## Location Overview

Property is located on the corner of Highway 3175 Bypass Loop and Highway 6. Entrances on both Highways. Less than 2 miles from Historic Front Street.

## Additional Photos



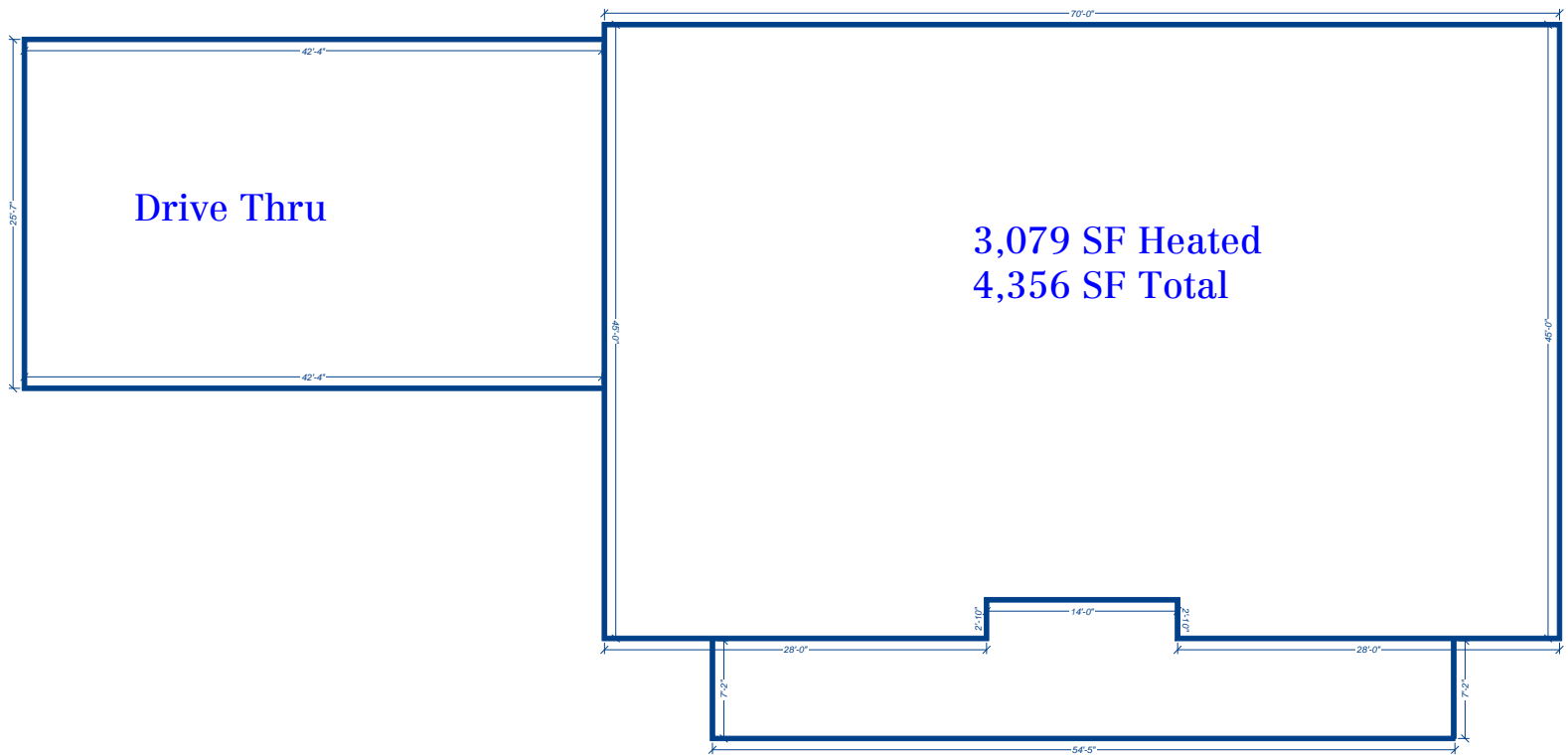
## Additional Photos



## Additional Photos



100 Highway 3175  
Natchitoches, Louisiana 71457



# Aerial Map



Google

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# Location Maps



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	1 Mile	5 Miles	10 Miles
Total Households	564	8,908	10,818
Total Persons Per Hh	2.7	2.7	2.7
Average Hh Income	\$43,399	\$42,187	\$43,159
Average House Value	\$182,836	\$154,515	\$147,404

	1 Mile	5 Miles	10 Miles
Total Population	1,521	24,081	29,153
Median Age	33.0	29.6	30.5
Median Age (Male)	31.4	28.8	29.5
Median Age (Female)	34.4	30.2	31.3

\* Demographic data derived from 2010 US Census