



36,000 SF ON 0.83 AC FOR SALE

104 N Common Street
Shreveport, LA 71101

Historic Tax Credits AVAILABLE

Located in OPPORTUNITY ZONE



HIGHLIGHTS

- Qualifies for STATE HISTORIC TAX CREDITS & LOCATED in OPPORTUNITY ZONE!!!
- This offering comprises a historic three-story 21,000 SF building and 10,000 SF warehouse, both heated and cooled
- Windows wrap the 3 story building, which has a large interior elevator.
- The metal building is fully heated and cooled.
- The property is an excellent candidate for apartments, office space or a multi-use development

OFFERING SUMMARY

Sale Price:	\$390,000
Lot Size:	0.83 Acres
Year Built:	1921
Building Size:	31,000 SF
Zoning:	C3



BETH F. KING, SIOR
(T) 318.698.1103
(C) 318.453.6066
BethK@Sealynet.com

SEALY REAL ESTATE SERVICES, LLC
333 TEXAS STREET, SUITE 1050
SHREVEPORT, LA 71101

318.222.8700
WWW.SEALYNET.COM



INDUSTRIAL FOR SALE

104 N Common Street
Shreveport, LA 71101

PROPERTY OVERVIEW

Qualifies for STATE HISTORIC TAX CREDITS & located in the OPPORTUNITY ZONE!!! This offering consists of a historic three-story 21,000 square foot building and 10,000 square foot warehouse, both of which are heated and cooled. The historic structure was built in 1921 and produced pasta products until the end of summer of this year. With windows wrapping the building and a large interior elevator, the property is an excellent candidate for apartments, office space or a multi-use development.

LOCATION OVERVIEW

Located on the northern edge of the central business district, the property is walking distance to restaurants, theaters, museums, office buildings, churches, and courthouses. The property is in close proximity to I-20, I-220, I-49, and the North Market corridor.



[Click Here for Additional Information](#)

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.



BETH F. KING, SIOR

(T) 318.698.1103

(C) 318.453.6066

BethK@Sealynet.com

SEALY REAL ESTATE SERVICES, LLC
333 TEXAS STREET, SUITE 1050
SHREVEPORT, LA 71101

318.222.8700

WWW.SEALYNET.COM