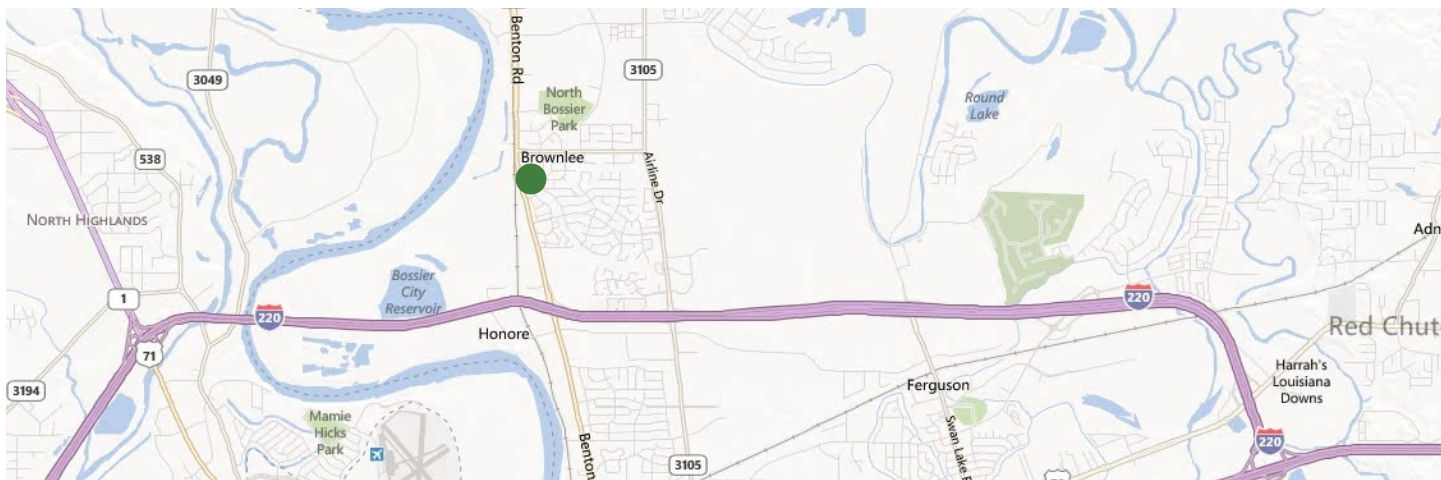




available for sale or lease
4004 benton road, bossier city, la 71111
4,316 sq. ft. office/showroom/warehouse



sale price:
\$485,000.00

lease price:
\$3,799.00 per month
triple net lease

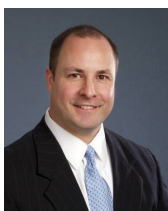
property:

- 4,316± sf office/showroom/warehouse bldg. on approx. 1 acre
- 2,160± sf of office/retail space with (5) private offices and (2) restrooms
- 2,156± sf of warehouse space includes a large construction office and (2) separate shop areas, each with a grade level overhead door accessing the yard
- 900± sf storage bldg. sits on the extreme southeast corner of the yard

- concrete paved parking for up to 15 vehicles
- land is level and appears to drain well
- 2014 taxes & insurance: \$11,659.94
- minerals not included

location:

- located along the east side of benton road, approx. 1 mile north of i-220
- surrounded by residential, light industrial, retail and undeveloped land



michael berlin

broker

cell: (318) 218-2015

mberlin@acrela.com

alliance commercial real estate, llc

2640 youree drive, suite 200

shreveport, la 71104

ofc.: (318) 681-1051

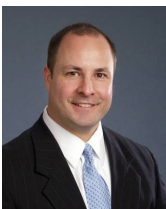
fax: (318) 670-7958



The information included herein is believed to be correct and accurate, but all buyers are encouraged to perform their own due diligence and conduct their own research for a property that suits their specific needs. Price and property availability are subject to change without prior notice.



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