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\$ 1,050,000

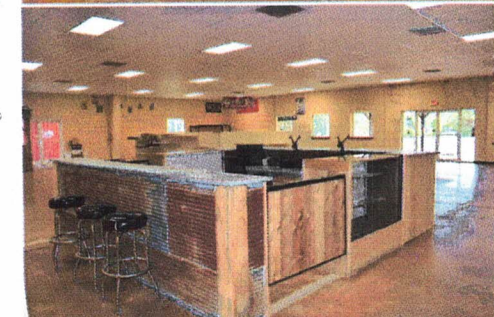


457 Highway 531, Minden, LA 71055

WEB: 457Highway531.C21.com

- » Price: \$ 1,050,000
- » MLS #: 264025
- » Type: Other
- » Building Size: 11,250 ft<sup>2</sup>

QR Code



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**CENTURY 21**  
Jan Frye & Associates

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**EXCELLENT LOCATION !!!** Located between I-20 & Hwy 80.

There are three very well maintained buildings at this location .

It was originally built for a veterinarian office,retail shop w/feed & hunting supplies.

Building #1 has approx.11,250 sq.ft. It is the main building that was the clinic / retail store. The covered porch has approx. 588 sq.ft.,covered breezeway approx. 385 Sq.Ft.,Building #2 has approx.4087 sq.ft.w/lean too. It was used to store feed and farm supplies.Building #3 is approx. 1022 sq. ft. attached barn also used to store feed and farm supplies.The building has zoned A/C & C/H,floors drains,office, 2 bath rooms,one full w/shower,kitchen area w/sink and microwave,4-12 ft roll up doors & 1-10 ft roll up door.

There is approx.12,000 sf.ft. of blacktop

The site is zoned B-4 highway business

There is an appraisal for this amount.

The owners would consider leasing at \$9000 per month

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