

\$1,975,000 - 246 Richard Crain Road, COLFAX

MLS® #156591

\$1,975,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 60 Acres

N/A, COLFAX, LA

A very versatile 60.132 acre commercial/recreational tract located just above Lock and Dam # 3 on the Red River ideal for industrial port development and adjacent to U.S Corp of Engineers and Coast Guard Work hub and all within Red River levee system. The property features 2,100 feet of Red River water frontage with low bank ideal for loading dock development and a 23 foot depth up to shoreline ideal for commercial boat use with little water level fluctuation due to close proximity to Lock and dam and approx. 10 acres of water unaffected by Coast Guard regulations and capacity to navigate up to six 12' deep barges in 2x3 configuration thru Lock gates

The property features a 8000 sq. ft. pre-fab metal building with 3000 sq. ft 2br/2ba living quarters, 5000 sq. ft warehouse and large swimming pool with enclosed metal structure. Additional amenities include Concrete boat ramp, currently rented boat slips for commercial and recreational vessels, 6 R.V pad with all hook-ups.



Essential Information

MLS® #	156591
Price	\$1,975,000
Bathrooms	0.00
Acres	60.13
Type	Commercial Sale

Sub-Type	Unimproved Land
Status	Active

Community Information

Address	246 Richard Crain Road
Area	520 Grant Parish
Subdivision	N/A
City	COLFAX
County	Grant
State	LA
Zip Code	71417

Amenities

Utilities	Electricity Connected, Natural Gas Not Available, Sewer Available, Water Connected
Parking	Concrete
Is Waterfront	Yes

Interior

Heating	Central
Cooling	Central Air

Exterior

Lot Description	426x689x838x682x201x969x803x49
Roof	Metal
Construction	Frame, Steel

Additional Information

Date Listed	June 30th, 2020
Days on Market	365
HOA Fees	0.00

Listing Details

Listing Agent	Klark Hataway
Listing Office	Listing Provided Courtesy of Berkshire Hathaway HomeServices Ally Real Estate via Central Louisiana Board of REALTORS

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