

\$124,900 - 5504 Shreveport Highway, Pineville

MLS® #2494936

\$124,900

0 Bedroom, 0.00 Bathroom, 2,514 sqft

Commercial Sale on 0.44 Acres

N/A, Pineville, Louisiana

Step into a thoughtfully designed commercial space that effortlessly combines professionalism, functionality, and flexibility. This meticulously maintained building features a welcoming formal reception area, setting an impressive tone for clients and visitors the moment they arrive. Beyond the reception, a well-appointed showroom area offers the perfect space to showcase products, services, or create a collaborative meeting zone. The interior boasts five private offices or exam rooms, each offering privacy and quiet productivity, making this an excellent choice for medical, wellness, or professional office use. Additionally, an executive office includes its own private restroom, offering an added layer of comfort and exclusivity for leadership or ownership.

Support spaces are equally well-equipped, including a modern kitchen for staff and client hospitality, a central restroom, and two separately zoned HVAC systems, ensuring efficient climate control and energy management throughout the building. What truly sets this property apart is its dual-entrance design, allowing for easy conversion into two distinct suites. Whether you're a business owner seeking to occupy one side and lease the other, or an investor looking to maximize rental potential, this versatile layout offers endless possibilities. Located in a desirable commercial corridor, this property provides high visibility, easy accessibility, and a professional presence



ready to elevate your business or expand your investment portfolio.

Built in 1979

Essential Information

MLS® #	2494936
Price	\$124,900
Bathrooms	0.00
Square Footage	2,514
Acres	0.44
Year Built	1979
Type	Commercial Sale
Status	Active

Community Information

Address	5504 Shreveport Highway
Subdivision	N/A
City	Pineville
County	Rapides
State	Louisiana
Zip Code	71360

Amenities

Parking	Parking Lot, Three or more Spaces
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Exterior

Exterior	Brick
Lot Description	1 to 5 Acres, City Lot
Construction	Brick

Additional Information

Days on Market	158
Zoning	Comm



Listing Courtesy of Gulf South Real Estate Information Network

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