

\$267,000 - 3912 Parliament Drive, Alexandria

MLS® #2495204

\$267,000

0 Bedroom, 0.00 Bathroom, 2,552 sqft

Commercial Sale on 0.40 Acres

N/A, Alexandria, Louisiana

Opportunity awaits with this versatile commercial duplex featuring two separate units, 3912 & 3914, providing a wide range of business uses. Both units offer a welcoming reception area, restrooms and storage with 5 spacious rooms/offices/exam rooms in one unit and 4 in the second unit, providing a functional layout for any professional setting. With separate electrical and water systems, this property offers great flexibility, whether for single or dual occupancy. There is a shared kitchenette with a stove, adding convenience for day-to-day operations. Recent updates include a brand new Duro-Last roof installed in December 2021, complete with a 20-year warranty, ensuring durability and peace of mind for years to come. Additionally, an alarm system with smoke detectors is in place for added security. The property is constructed with trusses, allowing the new owner the potential to easily modify floor plans and customize the space to suit their needs. Whether you're looking to occupy one unit and lease the other for rental income, or utilize both units for your business, this property offers endless possibilities. Don't miss out on this prime commercial real estate opportunity.

Built in 1965

Essential Information

MLS® # 2495204



Price	\$267,000
Bathrooms	0.00
Square Footage	2,552
Acres	0.40
Year Built	1965
Type	Commercial Sale
Status	Active

Community Information

Address	3912 Parliament Drive
Subdivision	N/A
City	Alexandria
County	Rapides
State	Louisiana
Zip Code	71303

Amenities

Parking	Parking Lot
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Exterior

Exterior	Brick
Lot Description	City Lot, Rectangular Lot
Construction	Brick

Additional Information

Days on Market	118
Zoning	C-2



Listing Courtesy of Gulf South Real Estate Information Network

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