

\$1,500,000 - 7235 1/2 La Hwy 1 Highway, Boyce

MLS® #2515822

\$1,500,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 7.74 Acres

N/A, Boyce, Louisiana

Great commercial site fronting Hwy 1 with easy egress/ingress to Hwy 1 & I-49 with 50' predial servitude from Hwy 1. Improvements on the site include four grain bins, two 20k-bushel bins, one 40k-bushel bin, one 60k-bushel bin, A 69' x 54' (3,726 sq. ft.) metal shop with steel framing on a 6" concrete slab, attached on both side of the shop are two attached metal lean-tos, each 53' x 69' or (3,657 sq. ft.) for a total of 7,314 sq. ft., four fuel tanks - one 1,000 -gallon- gasoline tank, one 3,000 diesel tank, one 9,000 gallon diesel tank, one 12,000 gallon diesel tank, 2 portable small storage buildings, two mobile parking pads including treatment plants and electricity and water and cyclone fencing completely around propertyâ€™no sewer at shop. The adjacent 2.382 acres with improvements can be sold separately. Fuel tanks and grain bins are negotiable. Electricity on site includes 240 -3 phase & 600 amp box in shop. The sale of the property cannot be completed until after 12/31/2025. Subject & adjacent property can be sold separately.

Built in 2005

Essential Information

MLS® #	2515822
Price	\$1,500,000
Bathrooms	0.00
Acres	7.74



Year Built	2005
Type	Commercial Sale
Status	Active

Community Information

Address	7235 1/2 La Hwy 1 Highway
Subdivision	N/A
City	Boyce
County	Rapides
State	Louisiana
Zip Code	71409

Amenities

Parking	Attached, Three or more Spaces
Is Waterfront	Yes
Waterfront	Waterfront

Exterior

Exterior	Metal Siding
Lot Description	6-10 Units/Acre, City Lot
Construction	Metal Siding

Additional Information

Days on Market	3
Zoning	None



Listing Courtesy of Gulf South Real Estate Information Network

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