

\$2,750,000 - 1201 3rd Street, Alexandria

MLS® #2520129

\$2,750,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 1.08 Acres

N/A, Alexandria, Louisiana

Discover a rare opportunity to own or lease a beautifully renovated, move-in ready Class A office building located in the heart of Historic Downtown Alexandria. Spanning over 26,000 square feet on more than an acre of land, this standout property offers functionality, flexibility, and financial upside.

Modern Office space with existing reception areas, private offices, large open cubicle spaces, board rooms, break rooms with beautiful kitchens and an available training room with media. Cubicles and some furnishings are available to remain with the building at sale. The building has high speed fiber and a key fob entrance security system that includes private access to individual leased areas. The current owner is willing to have a short term lease back.

Whether you're a business owner seeking a modern headquarters or an investor looking for a strong income-producing asset, this property delivers, its location qualifies for Opportunity Zone Tax Incentives, adding long-term value for owners and investors alike.

This office building is also available for lease for \$12.00 per SF (Full Service).



Built in 1983

Essential Information

MLS® #	2520129
Price	\$2,750,000

Bathrooms	0.00
Acres	1.08
Year Built	1983
Type	Commercial Sale
Status	Active

Community Information

Address	1201 3rd Street
Subdivision	N/A
City	Alexandria
County	Rapides
State	Louisiana
Zip Code	71301

Amenities

Parking	Parking Lot
---------	-------------

Exterior

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

Additional Information

Days on Market	3
Zoning	CBD



Listing Courtesy of Gulf South Real Estate Information Network

Copyright 2025, New Orleans Metropolitan Association of REALTORS®, Inc. All rights reserved. Information deemed reliable, but not verified or guaranteed. Users are responsible for checking the accuracy, completeness, currency, and status of all information.