

# Commercial Property with Great Potential

## Rapides Parish, LA



**5508 Monroe Hwy Ball, LA 71405**

This commercial building is situated on a one acre fenced in, secure, paved lot with ample parking fronting Monroe Hwy in Ball, LA. This Rapides Parish property features an 8,198 square foot building that would be a great car dealership, restaurant, retail store, or mechanic shop, just to name a few. This main building offers multiple offices, conference rooms, break room with a kitchen, file rooms, six bathrooms, and a warehouse. A 1,200 square foot building, great for storage, is also on the property. This property is conveniently located within ten miles of Alexandria and Pineville, LA. Come see what this building could be and how it could suit your needs...use your imagination as the opportunities are endless! Call Preston today to schedule a viewing!

Directions from I-49 N towards Shreveport, LA: Take exit 86 onto US-71, US-165. Keep right on to US-71 North. Travel 0.3 miles and turn right onto US-165 N. Travel 2.2 miles and keep right onto Monroe Hwy. Travel 4.4 miles and your destination is on the right: 5508 Monroe Highway Ball, LA 71405



*call me today!*

**PRESTON SMITH**, MANAGING BROKER

Preston@TomSmithLand.com

601.990.5070 **office** | 601.209.7150 **cell**

128 W. Monticello St. | Brookhaven, MS 39601



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Information is believed to be accurate but not guaranteed.



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**Aerial Map**

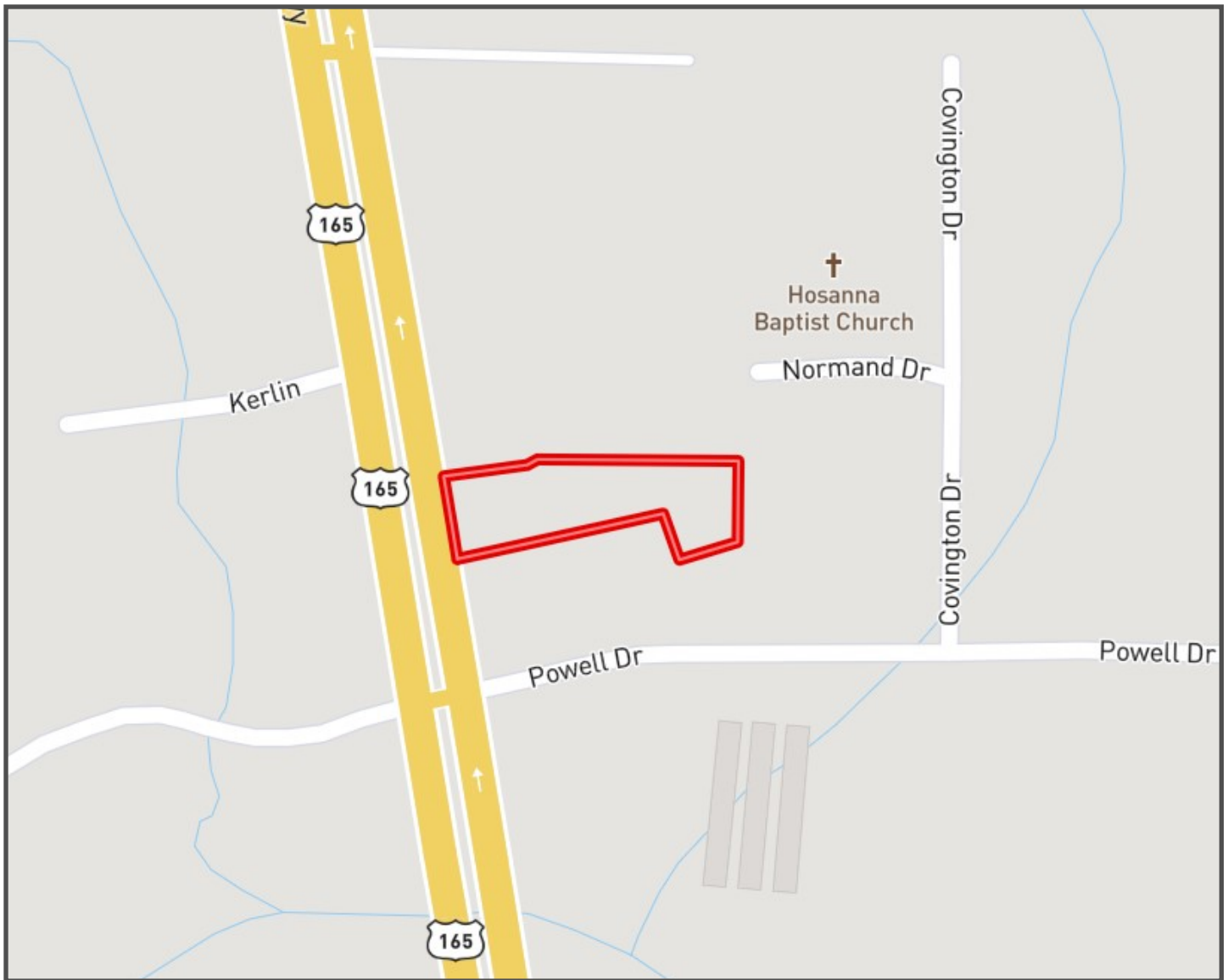
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## Ownership Map

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## Directional Map

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