

Commercial - Commercial

MLS# 2024004767

Status **Active** **MLS Listing**

Address 1524 HOSPITAL AVE

 Franklin LA

Zip 70538

Parish ST MARY

Area 76 Franklin

MapPage Map Key

Subdiv Foundation\*

ParcelID

Directions

ListPrice \$360,000

TotSF/Scr 3,392 / PUBLIC REC...

Office SqFt 3,287

WarHse SqFt 0

Retail SqFt 0

#Parking

Apprx Age 21+ Years

Occupied By VACANT (Prev. Occupied)

Zoning

#Stories

 [Submit Offer](#)

[Click photo to enlarge or view multi-photos.](#)



 [Schedule a Showing](#)

Lot # LOT 5

Legal LOT 5 FOUNDATION SD, LOT EAST 20 FT NO 4 FOUNDATION SD ACQ  
18K 158303

[Virtual Tour](#)

**Remarks** WELCOME TO 1524 HOSPITAL AVE...AN AMAZING CUSTOM DESIGNED BUILDING CONSTRUCTED OF CONCRETE REINFORCED WITH STEEL AND BUILT WITH ENDLESS POSSIBILITIES IN MIND. COMPRISED OF 2 SIDES THAT CAN BE ALL ONE OR SEPARATE (EACH HAVING IT'S OWN ENTRANCE) MULTIPLE BUSINESSES CAN OPERATE FROM THE SAME LOCATION! YOUR GUESTS WILL BE GREETED IN A SPACIOUS, PROFESSIONAL ENVIRONMENT OFFERING WELCOMING RECEPTION AREAS AND YOUR EMPLOYEES ARE PROVIDED MORE THAN AMPLE SPACE AND STORAGE FOR DAY TO DAY OPERATIONS INCLUDING A KITCHEN, 2 RESTROOMS, AND A DRIVE THRU. WANT TO RECOUP ON YOUR INVESTMENT... WITH ALMOST 3,500 SQ FT AND MULTIPLE OFFICES THROUGHOUT, ONE SIDE COULD BE LEASED WHILE YOU OPERATE FROM THE OTHER. TONS OF PARKING IN FRONT, AS WELL AS, A LOT NEXT DOOR, AND PARKING ACROSS THE STREET MAKE THIS LOCATION IDEAL FOR A THRIVING BUSINESS WITH HIGH TRAFFIC. LET THIS PHENOMENAL PROPERTY ALLOW YOU TO SUCCESSFULLY OPERATE AND GROW YOUR BUSINESS WITH CONFIDENCE AND PRIDE! OWNER WILL OPEN BUILDING FOR ALL SHOWINGS. ALL MEASUREMENTS PROVIDED TO BE VERIFIED BY BUYER.

<b>ForSale</b>	Yes	<b>ForLease</b>	No	<b>LeasePurch</b>	No	<b>LeasePrice</b>	
<b>Bldg Insurance</b>	\$0	<b>CAMFeeSf/Yr</b>	0.00	<b>DateAvail</b>		<b>Sublease</b>	
<b>SublseThru</b>		<b>Deposit</b>	N/A	<b>MinTermYrs</b>		<b>Tenant Deduct</b>	
<b>LotDim</b>		<b>Acres</b>	0.120000	<b>MinrRights</b>	RESERVED	<b>PropTaxes</b>	\$0
<b>#Offices</b>		<b>#RestRms</b>	2	<b>Elevator</b>		<b>LoadDock</b>	
<b>#OHeadDrs</b>		<b>#Cranes</b>		<b>EaveHgt</b>		<b>CeilingHgt</b>	
<b>SpanDist</b>		<b>NetRentSF</b>		<b>CurrentUse</b>		<b>Price Incl</b>	Real Estate
<b>GrossAnnualIncome/Sales</b>				<b>Percent Occupancy</b>			
<b>AnnualOperatingExpenses</b>				<b>3rdPartyManagement</b>			
<b>NetAnnualIncome</b>							
<b>Location</b>		<b>RoadFront</b>	Paved Front, Public Street Front	<b>Features</b>			
<b>ExtFeat</b>	None	<b>Heat</b>	Central Heat, Gas Heat	<b>Cool</b>	Central Air Cool		
<b>Gas</b>	Gas: On Property	<b>Electric</b>	Circuit Breaker Elec	<b>Water/Sewer</b>	Public Sewer, Public Water		
<b>Construc</b>	Concrete Const	<b>Roof</b>	Metal Roof	<b>Floors</b>			
<b>Docs</b>		<b>Lot</b>		<b>LandlordPay</b>			
<b>Financing</b>	Cash Fin, Conventional Fin	<b>Parking</b>	Concrete Park, Limestone/Shell P...	<b>Foundation</b>	Slab Found		

--Information deemed reliable but not guaranteed-- The property's listed/sales price is based on the value as whole, which includes many factors and it's not based upon the square footage of the property. Copyright: 2024"

MLS# 2024004767

LstOff 17  
CENTURY 21 Action Realty Inc  
LstAgt 17\_19 Lic#: 77725  
Christine Foret  
C-Off

Contact Order  
Cell: 985-856-7787  
Office: 985-868-4663  
Fax: 985-851-7913

List Type EXCLUSIVE RIGHT  
Spec Sale Type As Is  
Short Sale

Sellers  
Sellers Phone  
Seller E-Mail  
Showing Appointment Required, No Lockbox, See Remarks

Co-Agt

BnusTrms  
Listing Date 3/18/2024  
Expiration Date 3/18/2025

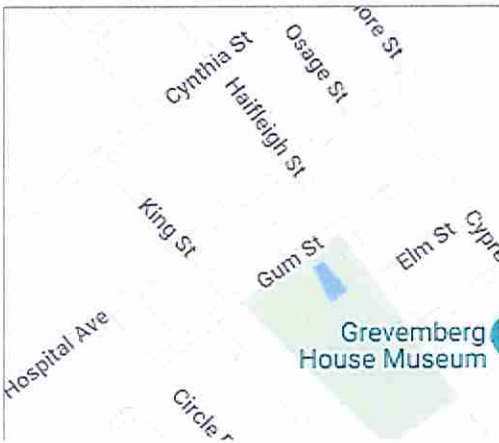
Mbr Comp Amt 2 %  
Limited Service No  
Bonus No

Realtor Remarks

Sold Price  
Sold Date  
Pending Date  
Selling Off  
CoSell Off

DOM/CDOM 4 /  
PrjClsDate

Buyer  
SldTerms  
Lender  
Concessions  
SellAgt  
CoSellAgt



"--Information deemed reliable but not guaranteed-- The property's listed/sales price is based on the value as whole, which includes many factors and it's not based upon the square footage of the property. Copyright: 2024"