

INVESTMENT OPPORTUNITY

INCOME-PRODUCING COMMERCIAL BUILDING WITH EXPANSION POTENTIAL

AVAILABLE FOR SALE

829-833 W. Main St., Homer, LA 71040



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PROPERTY HIGHLIGHTS

- 6,100 SF commercial building constructed in 2013
- Located in front of Brookshire's Grocery
- Situated on approximately 1.17 acres with excellent accessibility and parking
- Covered drive-through
- Currently partially occupied, providing immediate cash flow while preserving flexibility for an owner-user or future leasing
- Existing tenant occupies 1,220 SF
- Modern construction with a professional appearance and functional layout

INVESTMENT POTENTIAL

- Approximately 4,880 SF available for owner occupancy, expansion, or additional tenant leasing
- Opportunity to increase NOI through lease-up of vacant space
- Ideal for investors seeking value-add potential or owner-users looking to offset occupancy costs with existing rental income
- Existing tenant-paid utilities help minimize ownership operating expenses
- Rare opportunity to acquire a newer-generation commercial asset with both current income and future growth potential

OFFERED AT \$695,000



EXISTING CASH FLOW WITH SIGNIFICANT LEASE-UP OPPORTUNITY

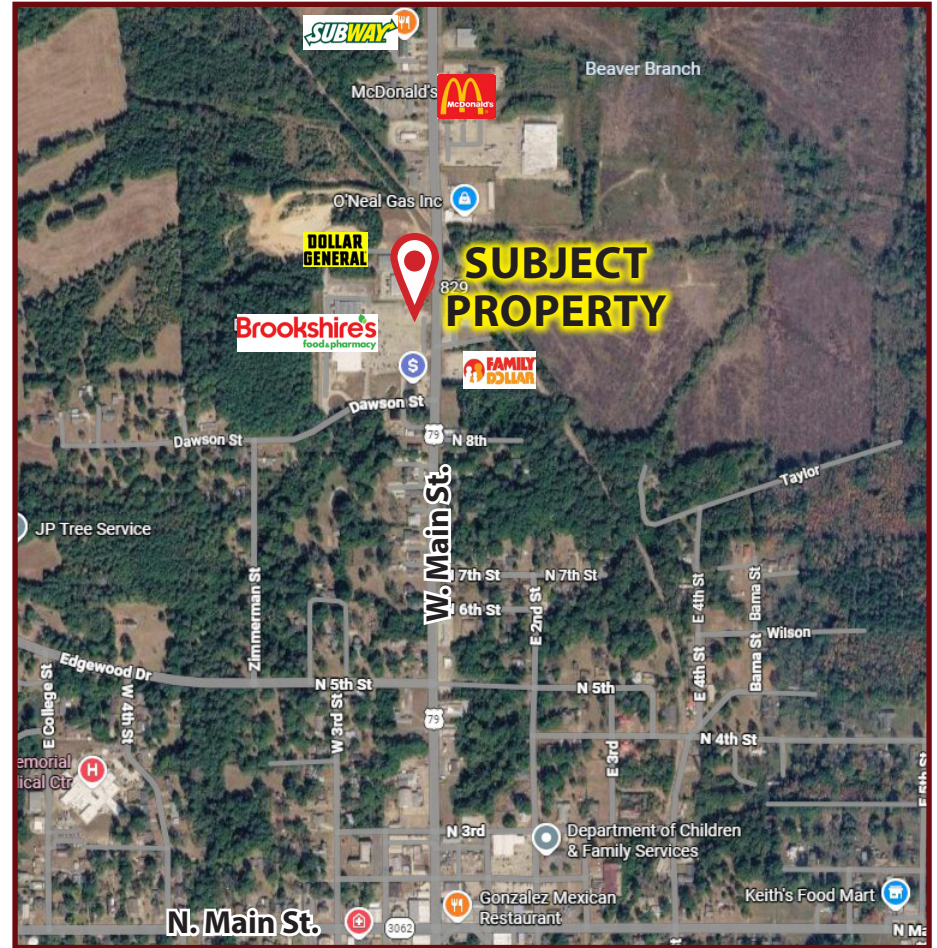


LOCATION ADVANTAGES

- Located along West Main Street, one of Homer's primary commercial corridors
- Generous site size provides ample parking, circulation, and future flexibility

IDEAL USES

- Financial Institutions
- Medical users
- Pharmacies
- Quick-Service Restaurants
- Professional Offices
- Government Agencies
- Service-Oriented Businesses

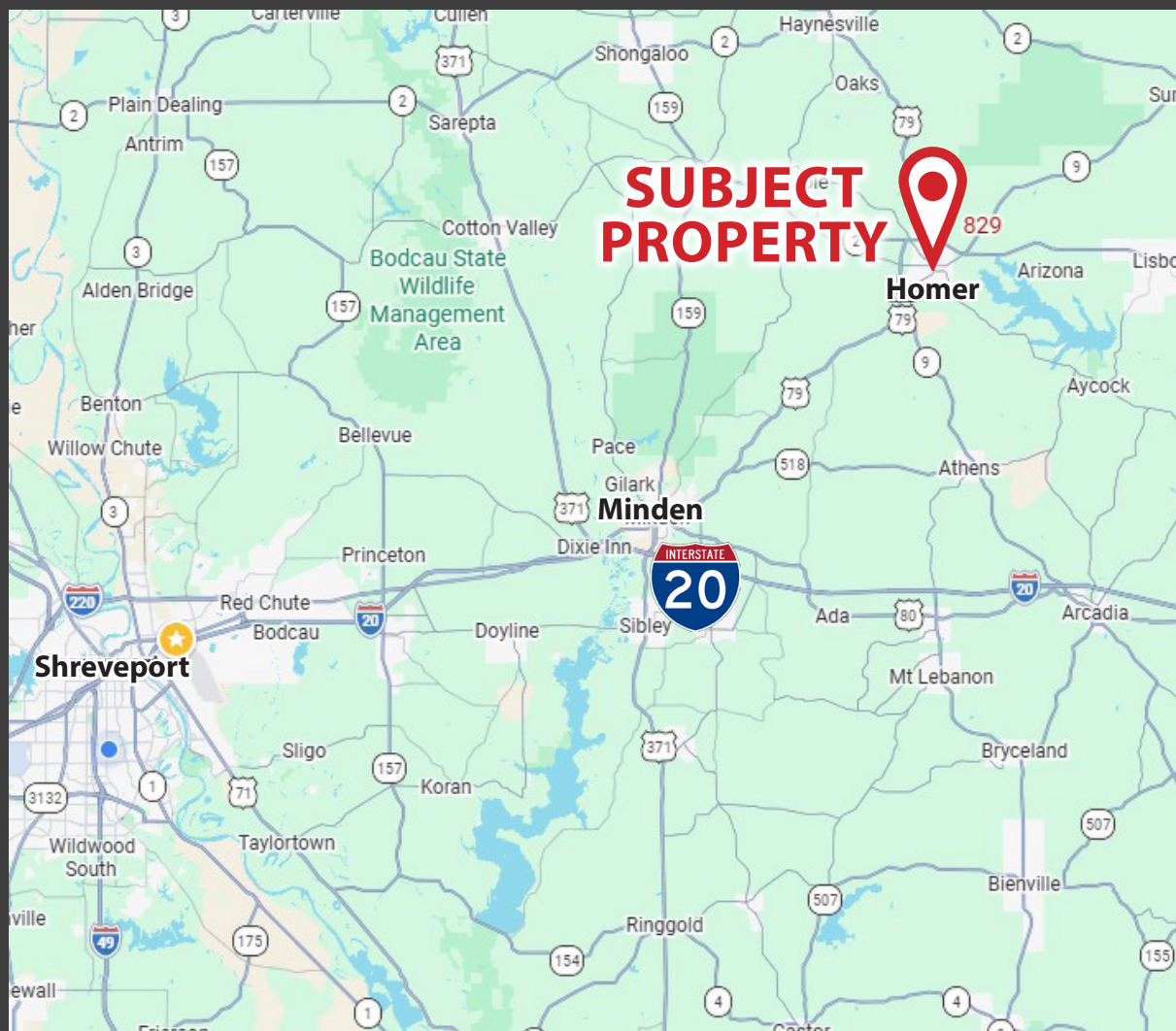


PROPERTY SUMMARY

- Available Space: 4,880± SF
- Leased Space: 1,220± SF
- Lot Size: 1.17± Acres
- Year Built: 2013



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