

ESTABLISHED EVENT VENUE FOR SALE MAGNOLIA FIELDS

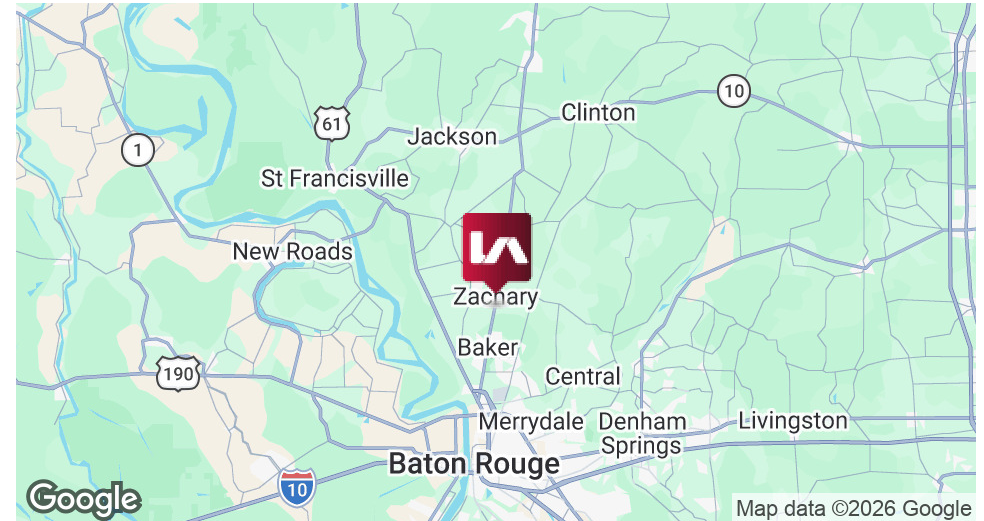
4642 Virginia St, Zachary, LA 70791

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



ESTABLISHED EVENT VENUE FOR SALE MAGNOLIA FIELDS

4642 Virginia St, Zachary, LA 70791



OFFERING SUMMARY

Sale Price:	\$549,000
Building Size:	±4,970 SF
Lot Size:	±0.3 Acres
Price / SF:	\$110.46
Year Built:	1898
Zoning:	CN

PROPERTY HIGHLIGHTS

- **Historic Victorian Property** — Circa 1898 with exceptional original character
- **Established Event Venue** — Flexible opportunity to continue the existing use or explore residential potential
- **Original Architectural Details** — Longleaf pine floors, millwork, transoms, woodwork, and original hardware
- **Elegant Indoor & Outdoor Spaces** — Versatile gathering areas, landscaped courtyards, gardens, mature oaks, and covered pavilion
- **Event-Ready Amenities** — Bridal preparation spaces, built-in bar, prep area, commercial-style sink, and refrigeration
- **Downtown Zachary Location** — Centrally located with convenient on-site parking
- **Unique Repositioning Opportunity** — Historic property with flexibility for future use

CONTACT

Elliott Scroggs

elliott.scroggs@lee-associates.com

D 225.427.9200

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ESTABLISHED EVENT VENUE FOR SALE MAGNOLIA FIELDS

4642 Virginia St, Zachary, LA 70791



CONTACT

Elliott Scroggs

elliott.scroggs@lee-associates.com

D 225.427.9200

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ESTABLISHED EVENT VENUE FOR SALE MAGNOLIA FIELDS

4642 Virginia St, Zachary, LA 70791



CONTACT

Elliott Scroggs

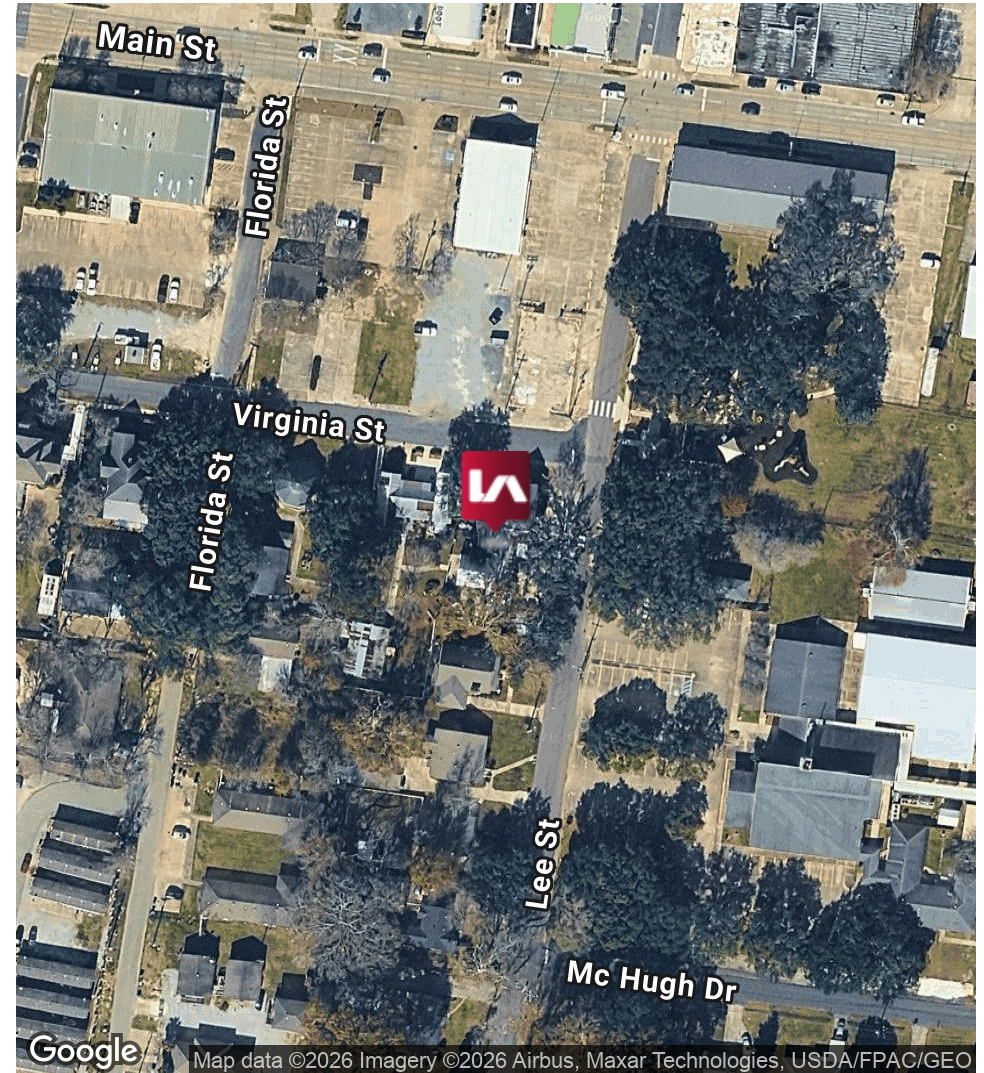
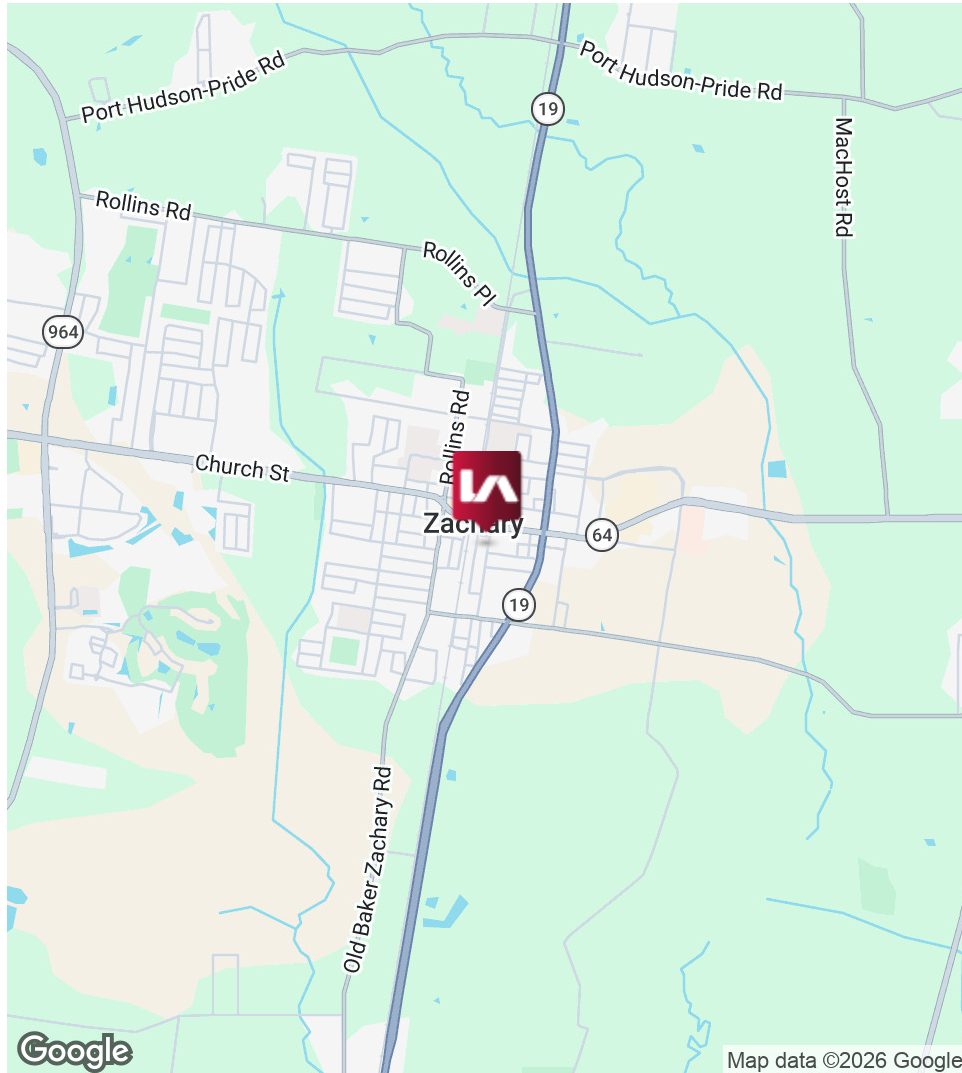
elliott.scroggs@lee-associates.com

D 225.427.9200

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ESTABLISHED EVENT VENUE FOR SALE MAGNOLIA FIELDS

4642 Virginia St, Zachary, LA 70791



CONTACT

Elliott Scroggs

elliott.scroggs@lee-associates.com

D 225.427.9200

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Elliott Scroggs
elliott.scroggs@lee-associates.com
Cell: 225.278.1205
Office: 225.427.9200

