

# Retail For Sale



John Rea Realty

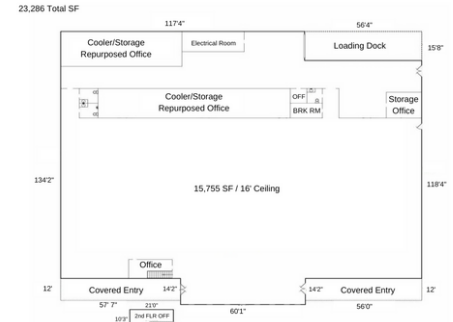
1901 Royal Avenue Monroe, LA 71201 | 318-388-0941

## 23,286 SF Full HVAC / 4 Acres

7255 Prairie Road, Winnsboro, LA, 71295

Retail: Freestanding For Sale

Prepared on June 21, 2026



### Listing Details | Retail For Sale

Secondary Uses	<b>Industrial, Government...</b>
Total Available Space	<b>23,286 SF</b>
Asking Price	<b>\$595,000</b>
Listing Price Per SF	-
Cap Rate (Actual)	-
Terms	<b>Cash, Conventional</b>
Investment	<b>No</b>
Possession	<b>Now</b>
Signage	<b>On Building &amp; Free-Sta...</b>

Show Instructions	<b>Call broker</b>
Vacant	<b>Yes</b>
Available Date	<b>3/06/2025</b>
Days On Market	<b>472 days</b>
Date Listed	<b>3/06/2025</b>
Last Modified	<b>6/21/2026</b>
Listing ID	<b>42063073</b>
Offices	<b>3</b>
Parking Spaces	<b>205</b>

### Description

MAJOR PRICE IMPROVEMENT — NOW \$595,000!  
Strategic Industrial, Institutional or Community-Use Opportunity

Fully climate-controlled ±23,286 SF facility on 4.03 acres for approximately \$25.55/SF - well below replacement cost.

#### Property Highlights:

- ±23,286 SF fully air-conditioned building
- 15,000+ SF cleared, open main floor with 16' clear height
- ±6,677 SF rear warehouse and storage area with 8' clear height
- 4.03-acre site
- New roof installed in 2023
- 3-phase/480V electrical service
- (4) 10-ton HVAC units plus (1) 2-ton unit with temperature monitoring
- Wet sprinkler system
- 16'-wide truck dock on the west side
- Approximately 205 parking spaces
- Approximately 68,000 SF of concrete paving
- Dual frontage on Highway 4 and 8th Street
- Three curb cuts for convenient ingress and egress...

### Property Details

Building Class	<b>B</b>
Property Type	<b>Retail</b>
Sub Type	<b>Freestanding</b>
Zoning	<b>BUS-1</b>
Building Status	<b>Existing</b>
Building Size	<b>23,286 SF</b>
Land Size	<b>4 Acres / 174,240 SF</b>
Number of Buildings	<b>1</b>

Floors	<b>1</b>
Year Built/Renovated	<b>2010, 2024</b>
Primary Construction	<b>Concrete</b>
Occupancy Type	<b>Single Tenant</b>
Parcels	<b>0710004800</b>
Legal Owner	<b>Ford Holdings, L L C</b>
Submarket	-
County	<b>Franklin</b>

### Contact



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