

Active

304 W 70th St

304 W 70th St, Shreveport, LA 71106

**For Sale/Lease**

Retail

Medical, Convenience Store, Free Standing

Lease Rate	\$8,000 Month
Available SF	12,000 SF
Sale Price	\$499,950
Price Per SF	\$41.66/SF
Building Size	12,000 SF
Lot Size	0.752 ac
Parish	Caddo
Parcel APN	171424162000100
Listed	05/10/2026
Updated	07/13/2026
Listing ID	da5eef5a

Overview

Former Retail Warehouse Store recently renovated with parking lot added on Westside of Building. Building sits on the Hard Corner of W70th and Dowdell Street in the Historic Cedar Grove neighborhood in site of I-49. The building is well positioned for a community center, health clinic, learning center or thrift store.

Large Open Span climate controlled building with parking lot.

Good Signage on Building and on pole sign.

Zoned Commercial.

Listing Details**Lease Terms**

Lease Type	Expenses	Expenses Type	Tax Year (Actual)	Signage
Net	\$0.50 /SF	NET	3200	On Building

Showing
Contact Broker/Agent

Building Details

Year Renovated	Roof Type	Construction Type	Heat Type	Heat Source
1989	Flat	Masonry	Electricity	Central
Air Conditioning	Internet Access	Rentable SF	Ceiling Height	
Package Unit	Fiber Optic	12,000	12'	

Property Details

Is Vacant	Zoning	Zoning Desc.	Parking Type	Parking Spaces
Yes	C-3	General Commercial	Surface	35
Property Use Type	Property Status			
Vacant/Owner-User	Existing			

**Chris Stokes**

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318-564-7906



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Location

Submarket
Cedar Grove

Submarket Type
Redevelopment District

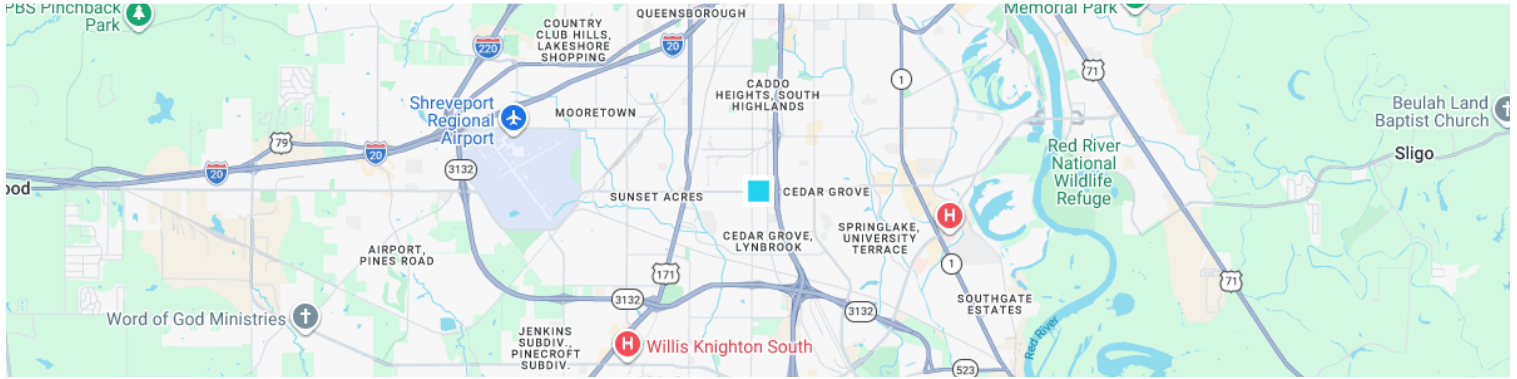
Nearest MSA
Shreveport Bossier

Transportation

Nearest Interstate
i-49 - 0.1 mi

Nearest Airport
Shreveport Regional - 10 mi

Location



Additional Images



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