



Linda G Karam
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 Karam and Company LLC
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MLS Client View - Commercial	
MLS#	2024002738
Property Type	Commercial
Address	3718 LA HWY 10
City	Jackson
Zip	70748
List Price	\$400,000
Status	Active
Acres	0.340000
Lot Dimensions	
#Stories	
Current Use	
Apx Total SqFt	3,690
#Offices	
For Lease	No
Lease Purchase	No

Additional Photos



General Property Information:

Area	EFL MLS Area 93	Business Opportunity	Yes	Retail SqFt	3,690
Parish	EAST FELICIANA	Hospitality	Yes	Warehouse SqFt	0
In City Limits	Yes	Industrial	Yes	#Restrooms	
Map Page		Office	Yes	#Cranes	
Map Key		Retail	Yes	Span Dist (ft)	
Lot #	12	Shopping Center	Yes	Office SqFt	0
Zoning	Commercial	Special Purpose	Yes	Elevator	
Subdivision	Town Of Jackson	Lease Price		Net Rentable SqFt	
Date Avail		Lease Price Per		#OverheadDrs	
Deposit	1200.00	CAM Fee/SF/Yr	0.00	Ceiling Hgt (ft)	
Sublease		Property Tax	\$219	Load Dock	
Lease Term (yrs)		Est Bldg Insurance	\$2,000	Eave Height (ft)	
Mineral Rights	CONVEYED	Sublease Thru		#Parking Spaces	
Apprx. Age CM	21+ Years	Tenant Deduct		Source SqFt	APPROXIMATE

Public Remarks & Directions

Discover the perfect blend of functionality and comfort with this exceptional mixed use property nestled in Jackson, LA. Offering a unique opportunity for business, this property boasts a versatile layout designed to accommodate various ventures. The prime location, situated along State Highway 10, enjoys excellent visibility and accessibility, ideal for your customers. Spacious rooms at the front of the building provide ample space for conducting business operations, meetings, church services, daycare services, medical/dental services or retail activities. The versatile layout offers the rear portion of the building featuring meeting rooms, study rooms, privacy and focus for professionals and/or educational purposes. Enjoy the convenience of

Get on I-110 N Baton Rouge, LA 3 min (0.8 mi) Follow I-110 N and US-61 N to LA-68 E in East Feliciana Parish 20 min (19.9 mi) Follow LA-68 E

Property Features

COMMERCIAL TYPE Business Opportunity, Hospitality, Industrial, Office, Retail, Shopping Center, Special Purpose	FINANCING Cash Fin, Conventional Fin
HOSPITALITY TYPE Convention Center	FOUNDATION Slab Found
OFFICE TYPE Governmental, Institutional, Medical	GAS Gas: Available
SHOPPING CENTER TYPE Community Center, Fashion/Specialty, Grocery -Anchored	HEATING Gas Heat
RETAIL TYPE Day Care Facility, Restaurant	PARKING Assigned Park, Covered Park, On Site Parking, Rear Parking
INDUSTRIAL TYPE Free-Standing, Research & Development	PRICE INCLUDES Real Estate
SPECIAL PURPOSE TYPE Assembly/Meeting Place, Funeral Home/Mortuary, Heath Care/Medical, Library, Military Facility, Museum/Gallery, Outdoor Sign, School/University	ROAD FRONTAGE Paved Front, Public Street Front
	ROOF Metal Roof
	SHOWING Accompany, Call List Agent, No Lockbox
	WATER/SEWER Public Sewer, Public Water
	SPECIAL SALES TYPE As Is



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"--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"