

EXCLUSIVE OFFERING

MURRAY PLACE

A Multi-Family Apartment Community - 200 Units - Monroe, LA
PRICE: Unpriced TERMS: Cash



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1401 Erin Street • Monroe, LA 71201

Property Highlights:

- Units: 200
- Year Built: 1974
- Parking: Approximately 360 spaces
- Total Square Feet: 180,416
- Average Square Feet: App. 902
- Site Acreage: Approximately 10.38
- Type of Building: Two Story Garden Style

Built in 1974, Murray Place is a well maintained classic garden style apartment community offering long-term sustainability, provided its excellent location and large floor plans. Murray Place is a popular address among Monroe's resident pool tucked away off the main North South artery of North 18th Street, but with immediate access to all the primary retail and employment centers.

This quality community offers residents 3 floor plans, averaging 902 sq. ft. There are 72 one bedroom/one bath units (766 square feet), and 112 two bedroom/two bath units (972 square feet) and 16 three bedroom/two bath units (1,025 square feet). The 25 two-story garden style buildings are constructed of almost all brick with pitched shingle roofs. The wiring is copper in the walls, and aluminum in the mains, and all switches, outlets, and fixtures are COPALUM crimping. The plumbing is copper and PVC, and the soil system is cast iron and the vent system is PVC. Units are individually metered for electricity and expenses are paid by the residents. Water and Sewer are paid for by the property. Current management is presently investigating a RUBS system based on floors plans where water is billed back to resident.