

Restaurant & Retail Center For Sale



Location: 131 Oak Court, Slidell, LA 70458 (unincorporated St. Tammany)
Eden Isles community next to Waffle House and the Sleep Inn Hotel

Asking Price: \$1,150,000.00

Buildings: There are two buildings included in this offering for a total of 11,500sf. The smaller building is 3,900sf and divided into 2 units both of which are Leased; one to a Dry Cleaners (Suite A) and the other to a Hair & Nail Salon (Suite B), for a total of \$54,600 per year.

The larger building contains 3 units totaling 7,600sf. Suite C is 305sf and set up for a restaurant with 2 restrooms, a hood system, 2 walk-in coolers, 2 walk-in freezers, 2 AC systems & an underground grease trap.

The 2 other units are open spaces with one restroom in the rear and are in various stages of completion.

Land Size: 45,668 Sq. Ft. Total with parking for approximately 38 cars.

The 2 buildings sit on 35,543sf and there is a grass lot behind Building B that measures 75' x 135'. In order to open the restaurant, the grass lot must be paved to add more parking spaces.

Zoning: Property is Zoned C-2 with a PUD overlay.

Association: Property is part of a Neighborhood Association with monthly dues of approximately \$135.00.

Licensed in Louisiana

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**JACK STUMPF
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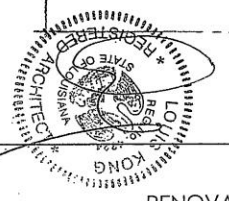
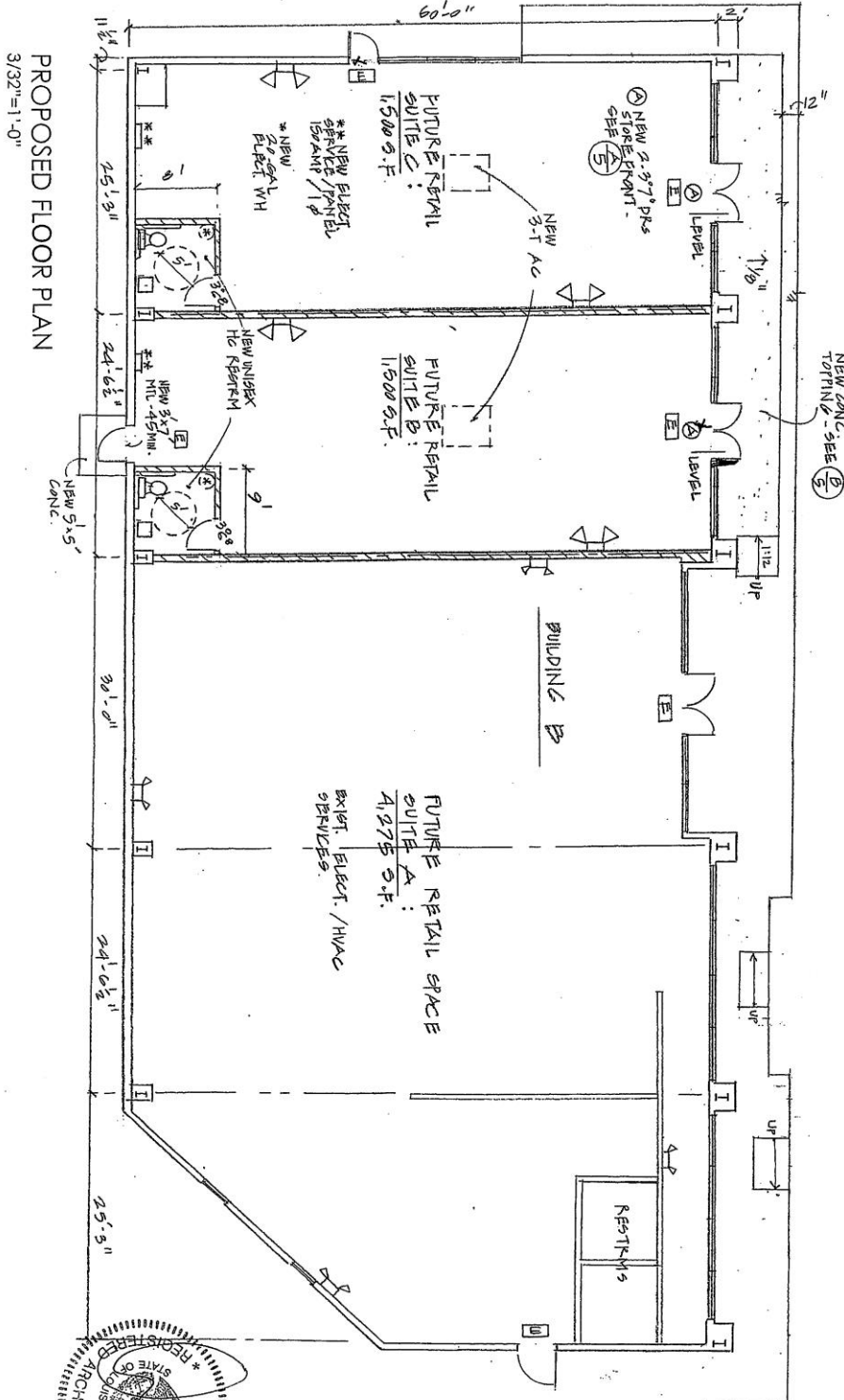
The information presented herein has been furnished by the owner or obtained from sources we deem reliable. No warranties or representations, either expressed or implied are made as to the accuracy of the data provided, and same is subject to error, omission, change of price, and/or conditions of availability without notice.

Sketch of Buildings

Sketch



Sketch of Larger Building



RENOVATION
141 OAK COURT
BUILDING B, SUITES A, B, C, SLIDELL, LA 70458

252

Suite C - Restaurant



Suite C - Restaurant



Suite C - Restaurant



Suite D



Suite E





Waffle House

SLEEP INN

Oak Ct

OAK HARBOR BLVD

INTERSTATE 10

