



AVAILABLE



For Sale - Leased Office-Warehouse



LOCATION: 1500 Franklin Avenue, Gretna, LA 70053

DESCRIPTION: 4,200 s/f building + 836 s/f Roofed area at rear
1,500 s/f Office area, 2,700 s/f insulated warehouse
Lot Size: 96' x 120' Building Site + 27' x 128 rear lot

Property was built by owners to hurricane standards and ADA compliance. Building has 3 phase electrical service, alarm system and was completed in 2009.

Property is presently leased to a government contractor;
Interior visits and Lease data provided after the sale price is negotiated;
Inspection period will permit cancellation of contract.

OFFERED AT: \$890,000.00

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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