



# AVAILABLE



## For Sale Gas Station/Grocery Store



**Location:** 6243 River Road, Avondale, LA 70094  
(Less than one mile from Avondale Global Gateway)

**Asking Price:** \$2,000,000.00 \$1,800,000.00

**Building Size:** 7,750 square feet  
This building (currently divided into 5 units) can be combined into one large gas station/grocery store. **Avondale/Waggaman and the surrounding area does not currently have a grocery store.** There are 23,000 people within a 10-minute drive of this building and over 10,000 cars pass this building every day. Also possible to expand the building size. Property is zoned C-2 Commercial.

**Land Size:** Approximately 1.7 acres from River Road to the Railroad. Also includes Batture land approximately 204' along the river. More land can be made available if needed.

**Description:** Offering includes Building & Land, the Gas Station Business & Two storage containers. Convenience store sells hot food, tobacco, liquor and lottery. Built in 2005. Two pumps serving both regular and diesel gas (unbranded). Located in an X flood Zone.

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