



AVAILABLE



For Sale Gas Station in Reserve



Location: 1126 Highway 44, Reserve, LA 70084
(Corner of East 13th Street, one mile from the Dupont/Denka Plant)

Asking Price: \$450,000.00

Building Size: 2,750 square feet

Land Size: Approximately 25,000 square feet

Description: Former Gas station with kitchen ready to bring back to life. Convenience store did very well when the Seller operated the business but then leased it to a Tenant who had some management problems. Offering includes Building, Land & FFE. Three underground tanks pressure tested 2 years ago. X flood zone. Property is zoned C-1 Commercial.

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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