



Location: 1496 - 98 Fourth Street
Westwego, LA

Sales Price: \$452,000.00

Building: **1498** is Commercial Space
Currently Leased to a Convenience Store

1496 is Residential Space
3 Bedrooms, 2 Bathrooms, Storage

Total Bldg. Size.....2,750 Sq. Ft.

Rental Income: \$3,500 per Month, Net Net
9.29% Cap Rate
1-Year Lease – Expires 4/30/26
(lease available)

To Show: By Appointment

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**JACK STUMPF
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