



AVAILABLE



For Sale Investment Property



Location: 1525 Lapalco Boulevard, Stes 1&2, Harvey LA 70058
(Right off the corner of Manhattan Blvd. and Lapalco Blvd.)
END CAP UNIT!!!

Sales Price: ~~\$399,000.00~~ **\$388,000.00**

Tenant Info: Currently leased to a Hookah Lounge <https://www.fifteen25lounge.com/>
Lease information available upon request

Building Size: 2,500sf (1,500sf on the first floor and 1,000sf on the second floor)

Condo Assoc.: This property is part of as a condo association.
Condo association documents available upon request.

Description: End Cap unit of a condo shopping center. Currently leased to a Hookah Lounge. Property was recently renovated and in excellent condition. Located in the heart of the westbank with a traffic count of over 42,000 vehicles per day. Plenty of parking. Pylon signage.

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

1700 Central Boulevard
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Listing Agent: Jon Cerruti
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