



AVAILABLE



For Sale or Lease Commercial Building



Location: 301 Westbank Expressway, Westwego, LA 70094
(Corner of Avenue B)

Sales Price: \$495,000.00 \$475,000.00

Lease Price: \$2,500.00 per month "as is"

Building: 3,700 square feet

Land: 126' x 96' (12,096sf)

Details: Commercial building zoned C-2 located on the corner of Westbank Expwy and Avenue B. Past uses include a church and florist. Frontage of 126' along the expressway with good parking. Traffic count of approximately 37,000 vehicles per day. Property has not been occupied in some time and does need work but is built with cinderblock construction.

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

1700 Central Boulevard
Harvey, Louisiana 70058
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Listing Agent: Jon Cerruti
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