

AVAILABLE



For Sale Gas Station by Avondale



Location: 6243 River Road, Avondale, LA 70094

(Less than one mile from Avondale Global Gateway)

Asking Price: \$2,000,000.00

Building Size: 7,750 square feet divided into 5 units

Suite A 2,500sf Operating Convenience Store
Suite B 1,500sf Available (former Restaurant)
Suite C 1,000sf Available (former Nail Salon)
Suite D 1,250sf Available (former Hair Salon)

Suite E 1,500sf Apartment

Land Size: Approximately 1.7 acres from River Road to the Railroad

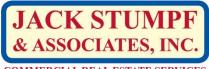
Also includes Batture land approximately 204' along the river

More land can be made available if needed

Description: Opportunity to operate a Gas Station with extra units to Lease. 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. Property is zoned C-2 Commercial.



COMMERCIAL REAL ESTATE SERVICES

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