



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.

**JACK STUMPF
& ASSOCIATES, INC.**

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