



**Location:** 9193 LA Hwy. 23  
Belle Chasse, LA 70037

**Sales Price:** \$1,200,000.00  
Cap Rate 6.8%

**Building Sizes:** Front .....2,400 Sq. Ft.  
Rear ..... 16,050 Sq. Ft.  
Total Footprint (±) ..... 18,050 Sq. Ft.

**Lot Size:** 175' x 468'/500'

**Present Tenant:** Auto Repair

**Lease Terms:** Five Years – Expires 2/29/28  
\$7,400.00 per Month  
Five, 3-Year Options  
Insurance by Tenant  
Taxes by Landlord (\$7,263)

**JACK STUMPF  
& ASSOCIATES, INC.**  
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