



AVAILABLE



For Sale Office Warehouse



Location: 1501 Franklin Avenue, Gretna, LA 70053
(Corner of Franklin Ave. and Cook Street)

Sales Price: \$199,000.00 (\$53.78psf)

Building: 3,700sf Cinder block building
Office space is 750sf and Warehouse is 2,950sf
Office space is comprised of 2 offices, showroom and restroom
There is an additional bathroom in the warehouse

Land: 32' x 120' (3,840sf)

Other Info:

- » Roof replaced after Katrina by Robertson Roofing
- » X flood zone
- » Zoned C-1 city of Gretna, buyer to confirm its intended use
- » 10' ceiling height in the warehouse
- » Office furniture to be negotiated separately
- » Air Compressor and Safe stay with the building
- » 4 overhead doors
- » Office has a Central AC unit (not sure of age)
- » Warehouse has 2 gas heaters and 2 shop fans mounted on wall

**JACK STUMPF
& ASSOCIATES, INC.**

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