



AVAILABLE



Shopping Center for Sale "Barataria Plaza"



Location: 2201 Barataria Boulevard, Marrero, LA 70072
(Corner of Cousins Boulevard)

Asking Price: \$3,160,000.00

Description: Barataria Plaza is located in the heart of Marrero at the corner of a traffic light intersection. It has good visibility and a traffic count around 35,000vpd. This 19,800sf building was constructed in 2008 & contains fifteen single units and three double units. The building was very well constructed and has provided the owner with few maintenance issues. The shopping center has 99 parking spaces and sits on 1.9 acres. Current net income of approximately \$246,000.00 per year which is a 7.8% CAP rate.

Tenant Mix: Creative Kidz, Allstate Insurance, Women's Boutique, Massage Therapy, 2 Hair Salons, Pet Grooming, Nacho's with a Twist, Boutique, State Farm Insurance, Package & Shipping Store, Nail Salon, Marco's Pizza & Smoke Solutions

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

1700 Central Boulevard
Harvey, Louisiana 70058
(504) 366-6800
www.jackstumpf.com

Listing Agent: Jack Stumpf

May 2022

The information presented herein has been furnished by the owner or obtained from sources we deem reliable. No warranties or representations, either expressed or implied are made as to the accuracy of the data provided, and same is subject to error, omission, change of price, and/or conditions of availability without notice.