



# AVAILABLE



## For Sale



### **Functional Warehouse with Paved Front Yard & Rear Street Access**

**Location:** 2330 Brooklyn Ave, Harvey, LA  
(access from Lafayette Avenue at rear)

**List Price:** **\$335,000.00 (Reduced from \$375K) Offered now AS IS**

**Lot Size:** 50' x 200', 10,000 Sq. Ft.

**Description:** 5,000 s/f Office Warehouse, which includes 1,500 s/f of office area - (Large central room + 4 Individual offices.)  
2 existing restrooms (not ADA compliant)  
The office is clean, neat and functional.  
2 Overhead doors, front and rear

**NOTE:** **The present tenant wants a 6 month minimum occupancy right which will commence at the Act of Sale. Rent during this period will be approx. \$2,000/month. Submit Offers with your occupancy needs and let's see what happens.**

**JACK STUMPF  
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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