

# RETAIL/OFFICE COMPLEX

# For Sale



**Location:** 2800 Manhattan Blvd., Harvey, LA  
Salons of Manhattan

**Sales Price:** \$2,300,000.00

**Building Size:** 1<sup>st</sup> Floor ..... 10,500 Sq. Ft.  
2<sup>nd</sup> Floor.....3,000 Sq. Ft.  
Total..... 13,500 Sq. Ft.

**Tenants:** First Floor: Restaurant, Office Space and 23 Salon Units  
Second Floor: Medical Space

**Land Size:** 1.356 Acres

**Income** ..... \$286,200  
**Expenses** ..... \$94,764  
**Net Operating Income** ..... \$191,436  
**Cap Rate** ..... 8.4%

**To Show:** By Appointment Only

**Listing Agent:** Jack Stumpf  
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**JACK STUMPF  
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