



AVAILABLE



FOR SALE



LOCATION: 401 Avenue A, Marrero, LA 70072

DESCRIPTION: 2,000 total square foot building on a corner lot containing approximately 8,600 sq. ft. land. The building includes a public display area (approx. 700 sf) with the balance as warehouse. There is 1 overhead loading door on Avenue A. Main Frontage and traffic is on Fourth Street.

This is an older building which would serve a small service company or contractor well. There is an unpaved fenced yard which could accommodate vehicles for overnight parking.

OFFERED PRICE: \$190,000

AVAILABLE: Owner is beginning the closure of an operating business, so time will be a consideration for any offers.

FURTHER DATA: Contact Agent

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

1700 Central Boulevard
Harvey, Louisiana 70058
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www.jackstumpf.com

**Contact: Joseph Maerke, CCIM
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Licensed In LA

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