



AVAILABLE



INVESTMENT PROPERTY FOR SALE

REDUCED \$200,000.00!



- LOCATION:** 4760 Westbank Expressway, Marrero, LA 70072
- DESCRIPTION:** 10,500 sq. ft. building housing an operating children's day care facility. Additionally, there are 4 modular trailer-style buildings at the rear of the property which are also leased to a second user. This property is a former U.S. Post Office, and is extremely well built.
- MARKETED AT:** **\$1,165,000.00** (Lease Data available upon qualified offers and confidentiality agreements)
- EXISTING NOI:** \$116,700.00 (subject to verification at Inspection Period)
- FURTHER INFO:** 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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