



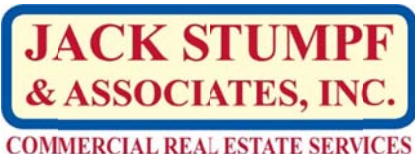
# AVAILABLE



## For Sale or Lease Former Patio Gardens Location



- Location:** 4802 Westbank Expressway, Marrero, LA 70072  
(1 block from Barataria Blvd., River side of the Expwy, corner of Ave G)
- Asking Price:** \$475,000.00
- Lease Rate:** \$3,000.00 per month plus net charges
- Buildings:** There are two old houses and small shed on the property  
One of the houses was used as an office for Patio Gardens
- Land Size:** Approx. 18,120 square feet  
151' along the expressway and 120' deep
- Highlights:**
- » Good access with U-Turn in front of property
  - » 49,000 cars per day on the elevated expressway
  - » One block from a major intersection
  - » Near West Jeff hospital
  - » Zoned C-2 Commercial



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