



# AVAILABLE



## For Sale Commercial Building



- Location:** 8454 Morrison Road, New Orleans, LA 70127  
(One property off the corner of Crowder Boulevard)
- Sales Price:** \$1,700,000.00
- Building Size:** 20,000 square feet  
Supermarket size 12,000sf  
Restaurant size 8,000sf  
Second floor Storage 4,000sf
- Land Size:** Approx. 70,000sf or 1.61 acres  
+/- 340' of frontage and approximately 200' depth
- Highlights:**
- » Large Property
  - » Little competition in the area
- Notes:**
- » Currently being used as a grocery store and restaurant
  - » 2 underground grease traps
  - » Plenty of parking
  - » Grocery store had a Liquor license
  - » 1 loading dock and 1 ground level loading
  - » Three phase electric
  - » 12' Ceiling height

**JACK STUMPF  
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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**Listing Agent:**

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