



AVAILABLE



For Sale Commercial Building with Adjacent Lot



- Location:** 8989 Highway 23, Belle Chasse, LA 70037
Corner of Bayhi Street
(Across the street from Our Lady of Perpetual Help School)
- Legal Desc:** Lots 3 & 4, Belle Chasse Heights Subdivision
- Asking Price:** \$185,000.00
- Building Info:** Brick building with 720sf of useable area and a 295sf covered porch
Currently occupied by a Hair Salon who will vacate upon a sale
- Land Size:** 127' frontage x 120' depth (14,398sf)
Parallelogram shape so actual width is 120' feet
- Zoning:** C-2 commercial, permitted uses (subject to Parish approval) include:
Single Family Home, Multi-Family Units, Retail Store, Service Shop,
Restaurant, Parking Lot, Mobile Homes, Business Office, Warehouse,
Church, Medical Clinic, Dentist Office, Car Lot, etc
- Info:**
- » Land is mostly cleared with one oak tree in the rear of the lot
 - » "X" Flood Zone
 - » **2 additional lots to the left of the building are also for sale**

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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Listing Agent: Jon Cerruti

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