



# AVAILABLE



# FOR sale

## National tenant leased offering (Family Dollar Store)

**LOCATION:** 5-9 West Bank Expwy, Westwego, LA 70094.

**BUILDING SIZE:** 11,805.00 SF. Family Dollar occupied 9,180 SF. Vacancy = 2,625 SF.

**SALE PRICE:** \$ 1,836,000.00 - Land and improvement.

**RENTAL INCOME:** \$10,710.00 per month, or \$128,520.00 per year.

**LEASE REMAINING:** 4 years and 3 months with Six-5-year options.

**ZONED:** C-1

**CONTACT:** *SONNY K. VUONG* 504-756-2381

Update: February 22<sup>nd</sup>, 2018



See survey on reverse side

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