

# Commercial Parcel

# For Sale



**Location:** 2300 Block Baratavia Boulevard  
(Lot E6CX, Ames Farms Subdivision)  
(Adjacent to the Lion's Club)  
Marrero, LA

**Sales Price:** \$235,000.00  
Owner financing available.  
Sale to close after December 1, 2019.

**Measurements:** Frontage ..... 170.67'  
Actual Width..... 123.44'  
Left Side ..... 470.68'  
Right Side ..... 352.79'  
Square Footage..... 50,833  
Subject to water & sewer servitudes.  
Zoned C-1 Commercial  
(see attached survey)

**Agent/Owner:** Jack Stumpf  
504-366-6800  
[jack@jackstumpf.com](mailto:jack@jackstumpf.com)

**JACK STUMPF  
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

1700 Central Boulevard  
Harvey, Louisiana 70058  
(504) 366-6800  
[www.jackstumpf.com](http://www.jackstumpf.com)

The information presented herein has been furnished by the owner or obtained from sources we deem reliable. No warranties or representations, either expressed or implied are made as to the accuracy of the data provided, and same is subject to error, omission, change of price, and/or conditions of availability without notice.

11123711

MWS-25-19

# PORTION OF LOT E-6 AMES FARMS SUBDIVISION

## JEFFERSON PARISH, LA MINOR RESUBDIVISION MINISTERIAL APPROVAL

Plan has been reviewed by Land Use Review  
Technical Committee: Docket No. MWS-25-19

This plan has been reviewed and approved by  
Planning Director as authorized via Louisiana  
Revised Statutes 33:113.1 and Section 33-1.13  
of the Unified Development Code of the  
Jefferson Parish Code of Ordinances.

*Juliette L. Cassagne*  
MK Planning Director Assistant Date 5-16-19  
Director

Jefferson Parish has not examined or reviewed the title of  
any land shown, or any restrictive covenants or restrictions  
placed on said property, and that the action of the Parish in  
this matter does not imply (1) that the applicant's or  
owner's title or ownership is valid, (2) that there are or are  
not any restrictive covenants or other restrictions on said  
property, or (3) that any restrictive covenants or restrictions  
that may be on said property are enforceable or are not  
enforceable.

This Parish of Jefferson assumes no responsibility for the  
relocation of sewer connections, fire hydrants, utility poles,  
or catch basins as a result of this subdivision.

REFERENCE:  
- SURVEY BY R.W. KREBS  
- SURVEY BY AUBREY BURKE DATED MARCH 6, 1920  
- REVISED JUNE 1984  
- SURVEY BY ADLOE ORR JR & ASSOCIATES DATED  
SEPTEMBER 30, 1965  
- RESUBDIVISION PLAN OF CHAMPAGNE SUBDIVISION, BLOCK A,  
LOTS 1, 2B, 3 AND 4 BY WILTON DUFRENE DATED JUNE 4,  
1978  
BEARINGS ARE BASED ON THE LOUISIANA  
COORDINATE SYSTEM OF 1983, SOUTH ZONE.  
BASED ON GPS OBSERVATIONS.

OLD LOTS	AREA
E6AX	40,319 SF
FORMERLY BARATARIA BLVD	10,514 SF

### LEGEND

- OVERHEAD UTILITY LINES
- GAS LINE
- COMMUNICATION LINE
- SEWER MANHOLE
- SEWER CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- SQUARE DRAIN INLET
- CATCH BASIN
- POWER POLE
- ANCHOR/GUY WIRE
- TELEPHONE BOX

REVISED MAY 2, 2019

JANUARY 8, 2019

RESUBDIVISION OF LOTS E6AX, AND PORTION OF FORMERLY  
BARATARIA BOULEVARD, INTO LOT E6CX, AND DEDICATION OF 40'  
WATER AND SEWER SERVITUDE AND A 20' SEWER SERVITUDE.  
SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF  
PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS-B SURVEY,  
MADE AT THE REQUEST OF ZIX LLC.

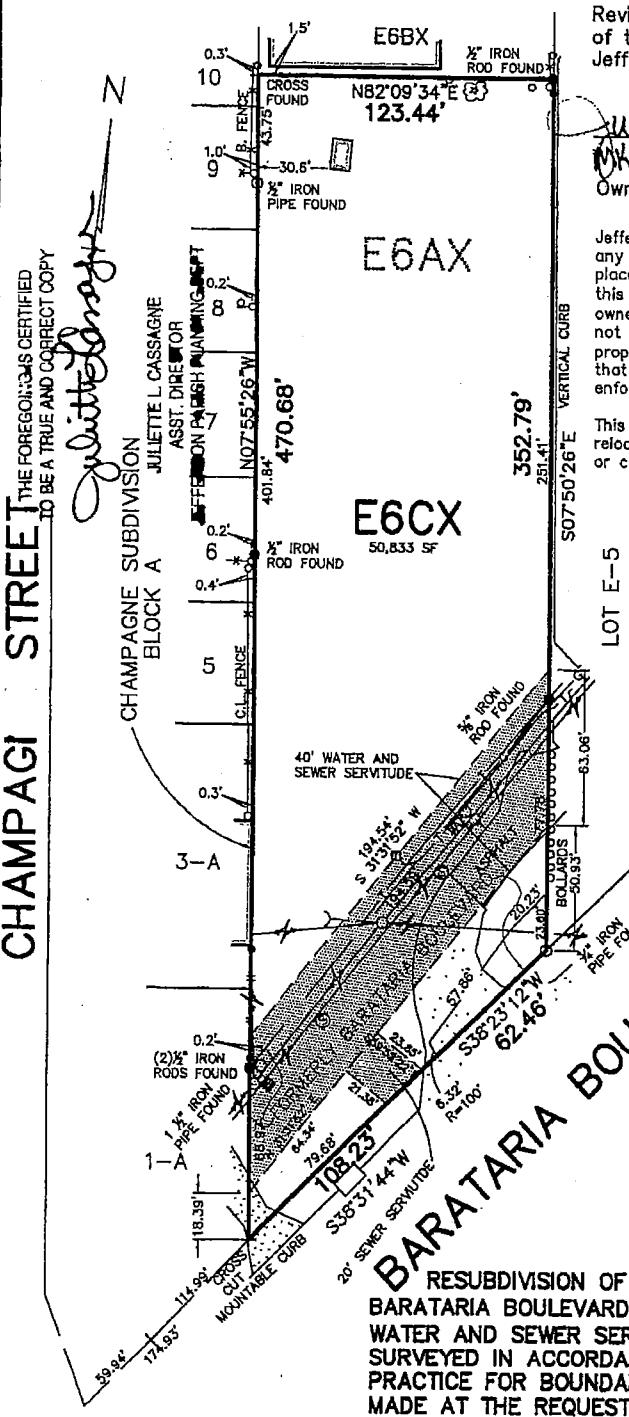
SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED  
THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US, AND THERE IS  
REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS  
ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR  
PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

EHRET ROAD (SIDE)

CHAMPAGNE STREET

LOT E-5

BARATARIA BOULEVARD



DUFRENE SURVEYING  
& ENGINEERING INC.

1824 MANHATTAN BOULEVARD, HARVEY, LA 70058

*Juliette L. Cassagne*

18-00103

la:mar/ames farms\JE6(resub).dwg

1824 MANHATTAN BOULEVARD, HARVEY, LA 70058  
DUFRENE SURVEYING & ENGINEERING INC.  
18-00103