

Office Building

For Sale



Location:	3221 Behrman Place, New Orleans, LA 70114
Sales Price:	\$1,375,000.00
Building Size:	1 st Floor..... 9,935 Sq. Ft. 2 nd Floor 9,610 Sq. Ft. Total 19,545 Sq. Ft.
	Lease Space..... 16,400 Sq. Ft. Presently Occupied 11,408 Sq. Ft. Available 4,956 Sq. Ft.
Lot Size:	150' x 200'
Present Occupancy:	70 %
2020 Total Gross Revenue:*	\$261,289
Operating Expenses:*	\$117,953
Net Operating Income:*	\$143,336
Cap Rate*:	10%
Listing Agent:	Jack Stumpf jack@jackstumpf.com

***Information provided by Seller.**

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

1700 Central Boulevard
Harvey, Louisiana 70058
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