



AVAILABLE



Office Warehouse for Sale or Lease



Location: 1105 Aveune H, Westwego, LA 70094
(One block off the Westbank Expwy and across from Mo's Pizza)

Sales Price: ~~\$375,000.00~~ ~~\$370,000.00~~ **\$360,000.00**

Lease Price: \$3,000.00 per month

Building:

Office.....	600sf
Parts room	1,150sf
Warehouse	4,250sf
Total.....	6,000sf

Land: 88' x 138'

Description: Clear span warehouse with 12' eave height and two 12' x 12' bay doors. Property has 3 phase electric and led lights in warehouse. Roof was foamed 8 years ago. Building has air lines (no compressor), bridge crane (no trolley), an oil water separator and gas heater (gas is not currently on). Parts rooms AC is not working. Zoned C-2. Owner may consider financing with 20% down payment.

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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Listing Agent:

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