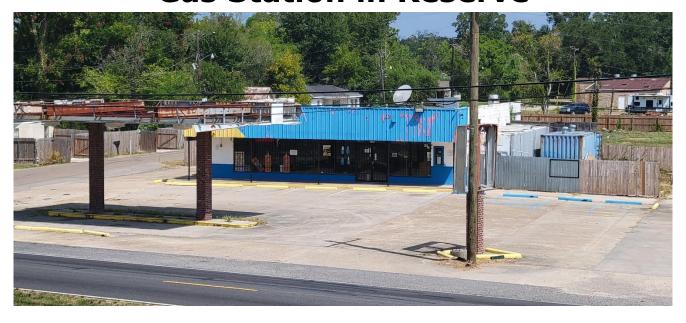


AVAILABLE



For Sale or Lease Gas Station in Reserve



Location: 1126 Highway 44, Reserve, LA 70084

(Corner of East 13th Street, one mile from the Dupont/Denka Plant)

Sale Price: \$450,000.00 \$399,000.00 \$349,000.00

Lease price: \$2,900.00 per month

Building Size: 2,750 square feet

Land Size: Approximately 25,000 square feet

Description: Former Gas station with kitchen ready to bring back to life. Convenience store

did very well when the Seller operated the business but then leased it to a Tenant who had some management problems. Offering includes Building, Land & FFE. Three underground steel tanks. X flood zone. Property is zoned C-1 Commercial.

JACK STUMPF & ASSOCIATES, INC.

COMMERCIAL REAL ESTATE SERVICES

1700 Central Boulevard Harvey, Louisiana 70058 (504) 366-6800 www.jackstumpf.com **Listing Agent:** Jon Cerruti with Jack Stumpf & Assoc (504) 366-6800 jon@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.

November 2024

