



# AVAILABLE



## For Sale or Lease Gas Station in Reserve



- Location:** 1126 Highway 44, Reserve, LA 70084  
(Corner of East 13<sup>th</sup> 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

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