

## For Sale or Lease Retail Property 8,000 SF



# 428 LA-40

Independence, Louisiana 70443

### **Property Highlights**

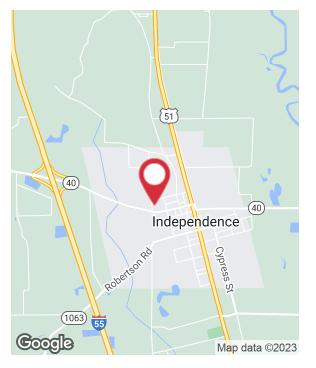
- Former Family Dollar for Sale/Lease
- 8,000 SF box with parking
- · Easy access to I-55 and the heart of Independence
- Located near multiple roof tops and on a main thoroughfare in Independence
- Property sits on approximately 0.85 acres

### Pricing

Sale Price: \$525,000 Lease Rate: \$8.00 SF/yr (NNN)



INFORMATION SUBJECT TO VERIFICATION AND NO LIABILITY FOR ERRORS AND OMISSION ASSUMED. PRICE SUBJECT TO CHANGE. LICENSED IN LOUISIANA.



#### For more information

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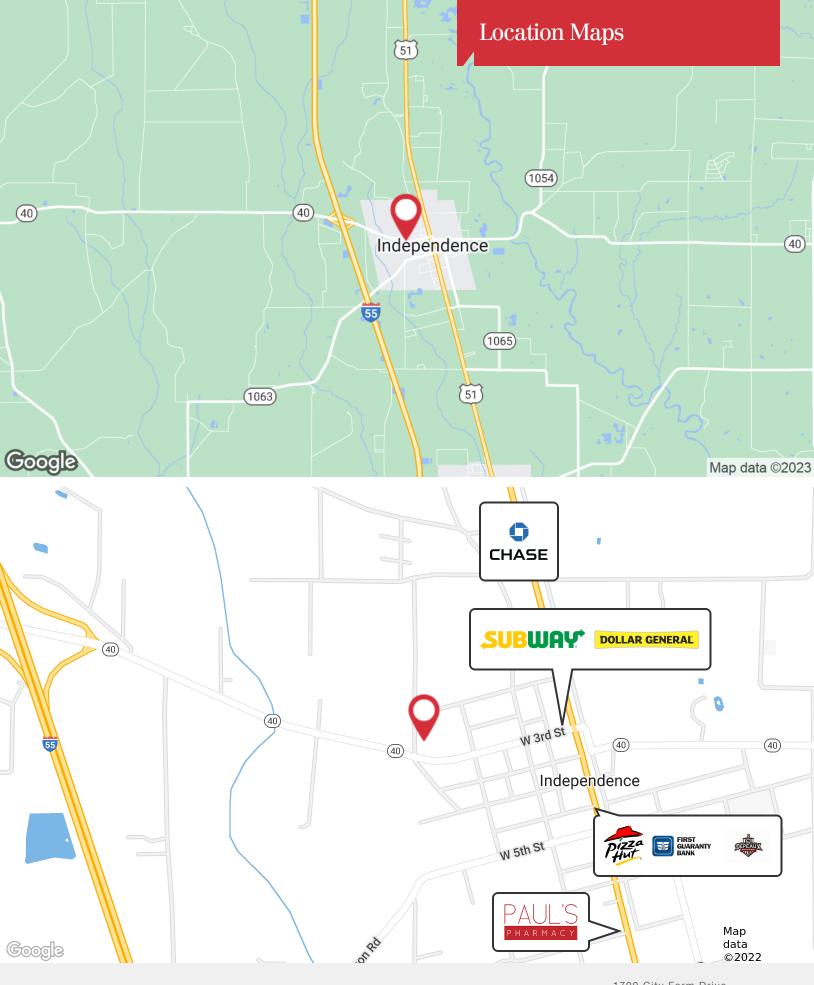
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Additional Photos



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