

Retail Center

For Sale



Location: 12439 U.S. Hwy. 90
Luling, LA

Sales Price: \$799,000.00

Building:	<u>Tenants</u>	<u>Sq. Ft.</u>
	Perque Carpet.....	1,900
	Head Hunters Salon.....	850
	Beauty Boutique.....	570
	Pizza Hut	1,150
	Vacant.....	4,200
	Total	8,670
	(see layout on reverse)	

Lot Size: 24,885 Sq. Ft.
(see plot plan on reverse)
27 Parking Spaces

Income: Gross Present Income \$55,000
Gross Potential Income \$92,800
Taxes, Insurance & CAM..... **\$16,500**
Potential Net Income \$76,300
(9.5% Cap Rate)

To Show: By Appointment Only

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