



AVAILABLE



For Sale or Lease *Great Service Company Location*



Location: 3316 4th Street, Harvey, LA 70058 (3 Blocks West of Destrehan Avenue)

Sales Price: ~~\$159,950.00~~ **\$149,900.00**

Lease Price: \$1,400.00 per month gross

Building: 1,400sf renovated Office building
Comprised of 4 Offices, conference room, restroom & kitchen

Land: Approximately 8,600 square feet
37' frontage on 4th Street AND 30' frontage on 3rd Avenue

Access: Great Central Location
5 minutes to Crescent City connection (after 4th st. extension is complete)
10 minutes to Huey P. Long Bridge & 15 minutes to Belle Chasse
4th Street Extension project is estimated to be completed in early 2019
It will create direct access from 4th street to the crescent city connection

Details:

- » X flood zone
- » Zoned C-1
- » Frontage on 2 streets
- » Partially Fenced

Business Uses: Great location for a service industry business including such as a Plant Nursery, Landscaping company, Contractor, small repair shop, etc
All business uses to be verified by Jefferson Parish Permit Office

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

1700 Central Boulevard
Harvey, Louisiana 70058
(504) 366-6800
www.jackstumpf.com

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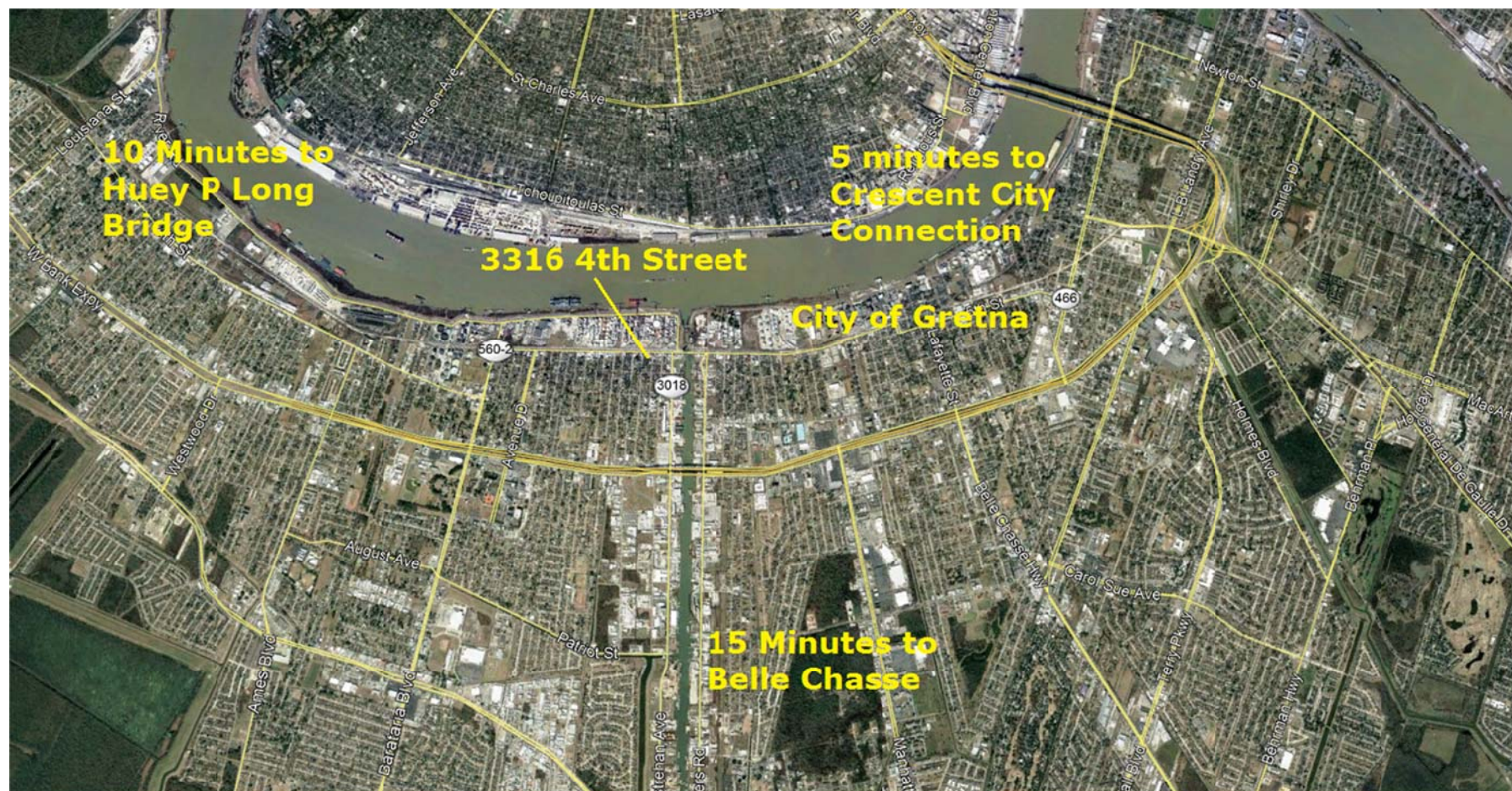
Listing Agent: Jon

(504) 366-6800

September 2018

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Location Map



4th Street Extension



THE TIMES-PICAYUNE

Aerial

