



AVAILABLE



For Sale *Jefferson Furniture Building*



Location: 1024 Fourth Street, Gretna, LA 70053
(Between Derbigny and Dolhonde Street)

Asking Price: \$595,000.00 (\$35.84psf)

Buildings:	Main Building	13,000sf
	Warehouse	3,000sf
	Cinderblock Structure	600sf
	Total	16,600sf

Land: 26,000sf (irregularly shaped)
Frontage on Fourth Street and Derbigny Street

- Overview:**
- » Former Jefferson Furniture location
 - » Across the street from Jefferson Parish Government Center
 - » Approximately 25 parking spaces
 - » X flood zone
 - » Zoned BC-1 (Business Core District) City of Gretna
 - » The main building is an open space with a wall down the center and 2 restrooms
 - » The Warehouse is also open with a mezzanine area approx. 2,400sf
 - » The cinderblock structure was used for additional storage

**JACK STUMPF
& ASSOCIATES, INC.**

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