

# Old Spanish Trail Warehouse

13555 State Highway 631 Boutte, Louisiana 70039

## Property Highlights

- 7,179 SF
- Office/warehouse with one existing truck; well serviced
- 8' x 10' overhead door
- Structure is metal frame with pre-engineered pitched metal roof (insulated)
- Interior features seven (7) built in metal storage racks
- 10 parking spaces in front

### For more information

#### Paul Richard

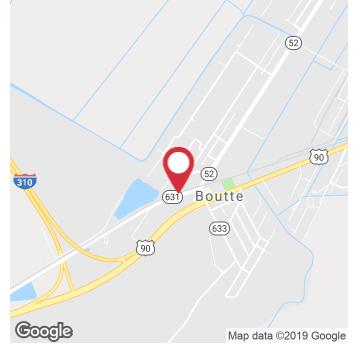
O: 504 569 9329 | C: 504 957 5759 prichard@latterblum.com

#### Daniel V. Marse

O: 504 569 9479 | C: 504 812 2388 dvmarse@latterblum.com

#### Sale Price

\$275,000





NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.













430 Notre Dame Street New Orleans, LA 70130 504 525 1311 tel latterblum.com