



AVAILABLE



For Sale - Cleared and Filled Lot in Clean Office Warehouse Park



Location: 2043 Paxton Street, Harvey, LA 70058
(One block off Lapalco Boulevard)

Legal Desc: Lot 43A, Square B, Oakmere Business & Office Park

Asking Price: \$159,000.00 (\$7.57psf)

Land Size: 130' x 158'/165' (21,009sf)

- Info:**
- Owner is willing to deliver to purchaser its parish approved full set of Architect plans for a 2 story 5,000sf footprint building
 - **Save time & money** with this predeveloped lot (cleared, filled, resubdivided and architect plans)
 - Zoned C-2 (purchaser to confirm its use)

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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

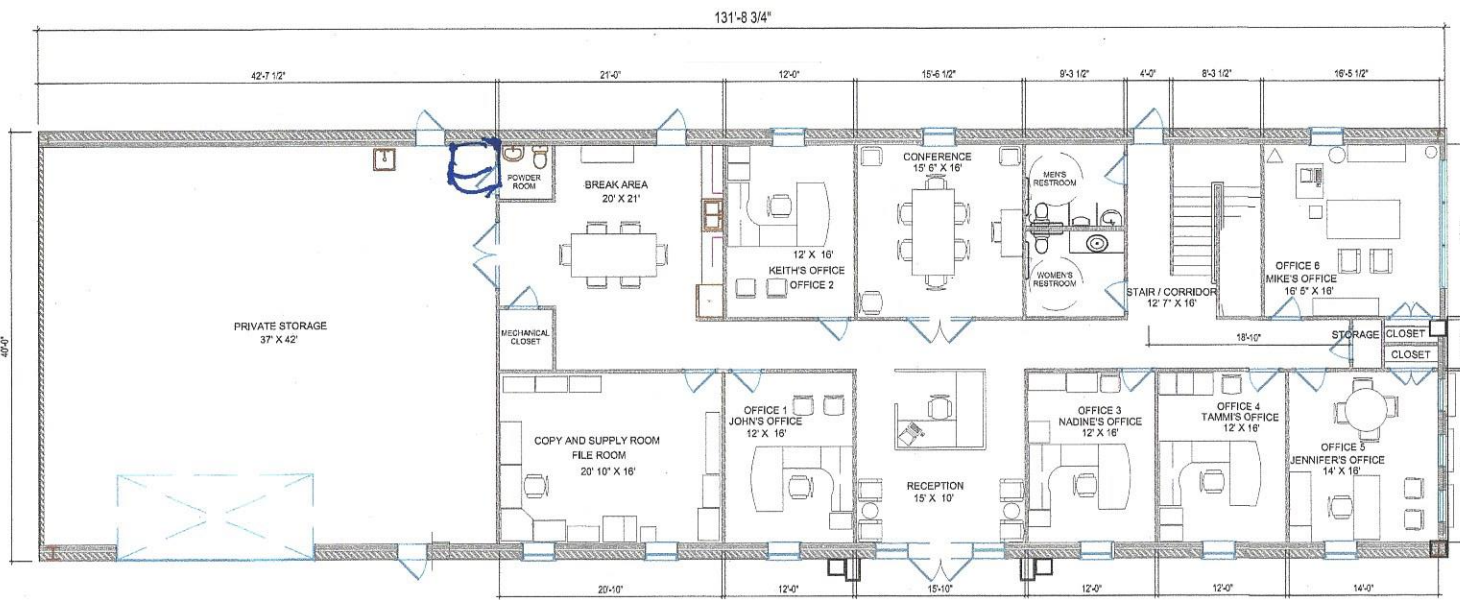
Listing Agent: Jon Cerruti

January 2016

The information presented herein has been furnished by the owner or obtained from sources we deem reliable. No warranties or representations, either expressed or implied are made as to the accuracy of the data provided, and same is subject to error, omission, change of price, and/or conditions of availability without notice.

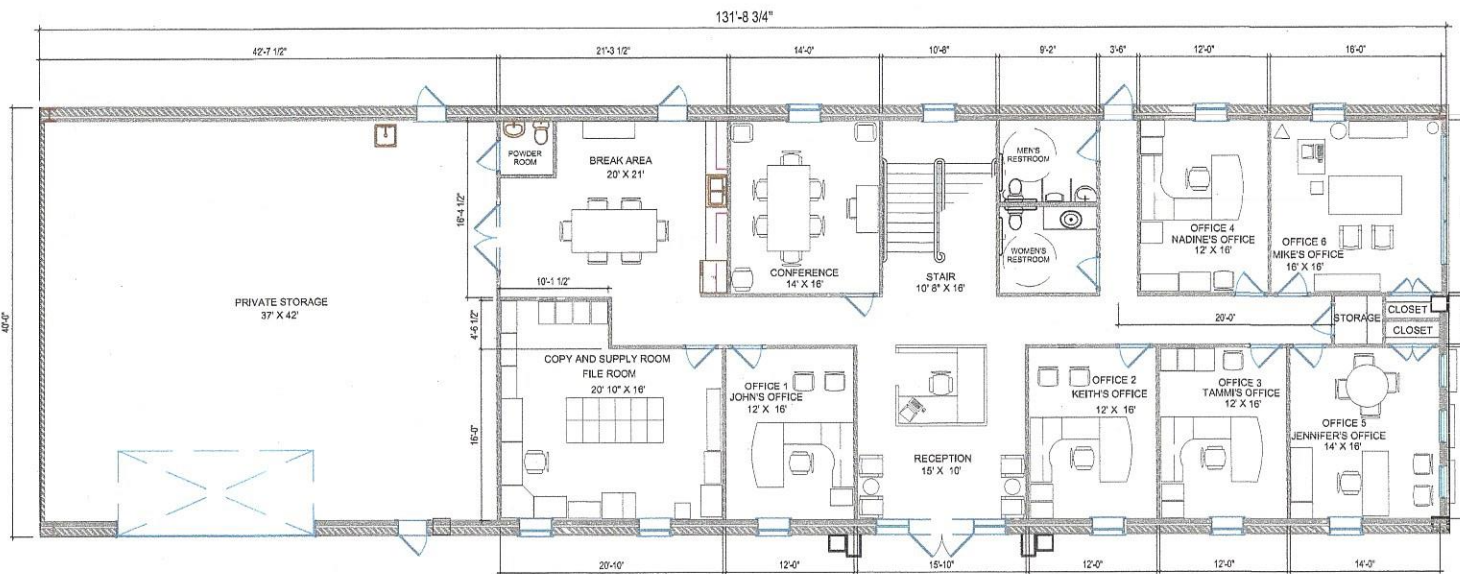


EAGLE CONSULTING
EXTERIOR ELEVATION
OPTION 3



Floor Plan Option 2

2 Floor Plan and Furniture Plan
1/8" = 1'-0"



Floor Plan Option 1

1 Floor Plan and Furniture Plan
1/8" = 1'-0"

NANO, L.L.C.
1317 Moss Street
New Orleans, Louisiana
70119-2905
504.486.3272 (local)
504.486.7700 (toll free)
nano@nanolc.com

NANO

SEAL

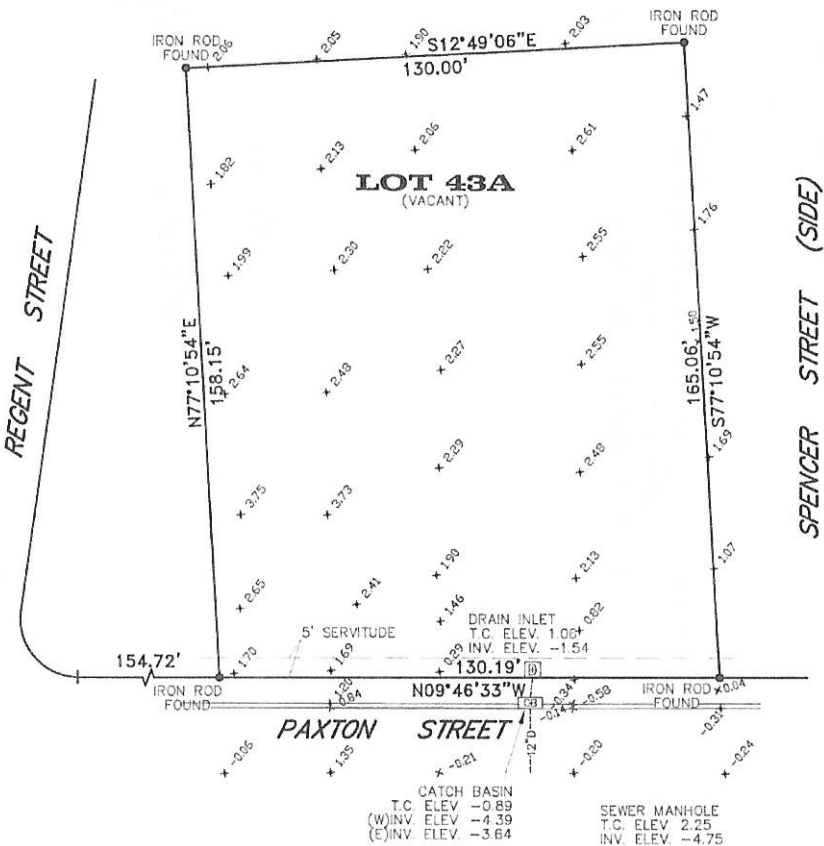
Eagle Consulting
Paxton Street
HARVEY, LOUISIANA
Floor Plan and Furniture Plan

APRIL 26, 2012
Owner Review

A1206

A2.0

**TOPOGRAPHIC SURVEY OF
LOT 43A
SQUARE B
OAKMERE BUSINESS & OFFICE PARK
JEFFERSON PARISH, LA
BONN STREET (SIDE)**



NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.



GENERAL NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
 REFERENCE PLAN #1: A PLAN OF SURVEY BY DUFRENE SURVEYING & ENG. INC. DATED JANUARY 19, 2012
 THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY
 THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED MARCH 23, 1995 FLOOD ZONE: AE
 BASE FLOOD ELEVATION: 10' COMMUNITY PANEL: 225199 0135 E

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:IX, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY

**R. W. KREBS, L.L.C.
 RICHMOND W. KREBS
 PROFESSIONAL LAND SURVEYING
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 METAIRIE, LA. 70011-8641
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MADE AT THE REQUEST OF EAGLE CONSULTING

BY: *Richmond W. Krebs*

DATE: JULY 9, 2012	DRAWN BY: JTW	COPYRIGHT © 2007 ALL RIGHTS RESERVED R.W. KREBS, LLC
SCALE: 1" = 30'	CHECKED BY:	
JOB #: 122018		