



## 9824 Florida Blvd

Walker, Louisiana 70785

### Property Highlights

- Fully Conditioned
- 9,315 Total SF
- 6,228 Retail/Sales Area (67%)
- 3,087 Warehouse Area (33%)
- Includes large, open sales area with counter, three (3) offices, storage, men's and women's restrooms, large kitchen/break area.
- 16' overhead door
- 18' eaves
- 1.4 Ac adjacent also available as possible yard area. (\$105,000.00)
- Zoned C-3, Commercial

### Sale Price

\$652,050 (\$70.00 PSF)

**CALL OR EMAIL FOR MORE INFORMATION**



For more information

**Ryan Greene, CCIM, SIOR**

O: 225 297 7863 | C: 225 333 8715  
rgreene@latterblum.com

**Alex McCollam**

O: 225 295 0800 | C: 832 584 9162  
alexm@latterblum.com

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.

1700 City Farm Drive  
Baton Rouge, LA 70806  
225 295 0800 tel  
**latterblum.com**

June 10, 2020



## Additional Photos







TOTAL SF:	9,315
RETAIL/SALES SF:	6,228 (67%)
WAREHOUSE SF:	3,087 (33%)
SALE PRICE PSF:	\$70.00
TOTAL AVAILABLE LOT SIZE:	2.11 Acres
EAVE HEIGHT:	18'

## Property Overview

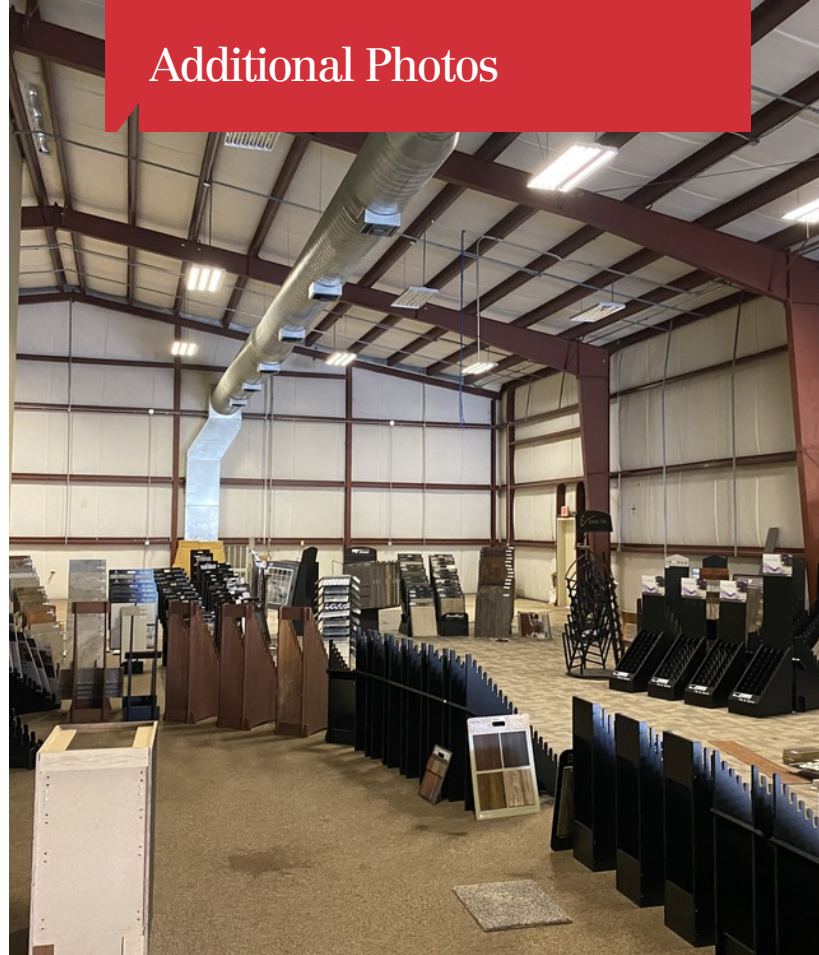
- Fully conditioned
- Large, open sales area with counter, three (3) offices, storage, men's and women's restrooms, large kitchen/break area.
- 16' overhead door
- 1.4 Ac adjacent also available as possible yard area
- Zoned C-3, Commercial

## Location Overview

The subject property is located on Florida Blvd (US 190) in Walker, Louisiana. It is on the south side of Florida Blvd, slightly west of Fletcher Lane. The area is developed with primarily commercial office/warehouse and retail properties with some scattered older residential properties. Subject property has commercial property on its right sideline and vacant land (available) on its left sideline, and commercial to its rear. Across from the subject is commercial retail properties. The subject property has access from Florida Blvd (US 190) only. The subject neighborhood is accessible via LA Hwy 447, Burgess Ave, Juban Rd and others. I-12 is less than 2 miles away and Walker High School and Junior High School are 0.5 miles away.



## Additional Photos





## Location Maps

