



AVAILABLE



Office Building for Sale



- Location:** 4650 General De Gaulle Drive, New Orleans, LA 70131
(Near corner of Kabel Drive)
- Asking Price:** \$495,000.00
- Building Size:** 10,000sf (approximately)
Divided into 10 separate units
- Land Size:** 18,483sf
23 parking spaces
- Description:** The owner of this building ran his State Farm business from this location from 1992 until 2017. He occupied one unit downstairs and leased the other units to various office tenants such as lawyers, CPA's, home health care companies, engineering firms, security companies, etc. The building is well constructed brick exterior and was completed renovated in 2006. There are only a couple of tenants presently in the building and it will remain mostly unoccupied while marketing the property in the event a user would like to occupy a large portion of the building. Each unit has a separate electric meter and its own AC controls. Estimated annual gross rent of \$80,000 if the building were 100% rented.

**JACK STUMPF
& ASSOCIATES, INC.**
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