

# FOR SALE/LEASE

**1625 Baratavia Boulevard, Marrero, LA**  
High Traffic Westbank Retail Building



- Building Size: 15,600 S
- Lot Size: 87
- Parking: 145
- Zoning: MU
- Land Lease: 23 year remaining
- Year Built: 1997
- Condition: Excellent

This former restaurant offers tremendous exposure to over 48,000 cars a day. The building is located in a rapidly expanding retail area brought about by the redevelopment of the Belle Promenade Mall. The building, built in 1996, is in very good condition, has an abundance of paved parking (145 spaces). The exhaust hood, two walk-in coolers and freezer, and two high capacity ice machines are in place. The floor plan is very open with no interior support walls or columns. The rent for the building is \$10,500 per month (NNN). The building and accompanying parking is built on leased land with another 23 years remaining on the lease. The improvements are for sale for \$525,000. The current land lease payment is \$5,805/m.

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