

FOR SALE



Westbank Investment Opportunity

- ◆ Rentable Area: 23,536 Sq. Ft.
- ◆ Site Area: 84,669 Sq. Ft.
- ◆ Gross Income: \$229,516 (2004)
- ◆ Expense Reimbursements: \$12,221
- ◆ Expenses: \$157,500
- ◆ Net Operating Income: \$84,237
- ◆ Legal Description: Square E, Parc Fontaine Extension No. 2 Fifth District New Orleans, Louisiana

4480 Gen. De Gaulle Dr.
New Orleans, LA

The Executive Square Office Building is a two story building containing 23,536 Sq. Ft. of rentable area, and comprised of 23 rental units. Its location in a suburban neighborhood offers its tenants easy access to New Orleans and the Westbank. The site contains 84,699 Sq. Ft., a rare commodity in this high demand area of Algiers, with 325' frontage along General De Gaulle Drive and a 30' access to Rue Parc Fontaine. The property maintains high occupancy at rents that are slightly below market rates and is in very good condition.

For further information please contact:

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