



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



WESTBANK COMMERCIAL INVESTMENT PROPERTY (10% CAP)

4760 Westbank Expressway, Marrero, LA 70072



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DESCRIPTION

Situated on the corner before Baratavia Boulevard, this site has great visibility and access right off of Hwy 90. It is currently lease to two separate education related tenants. The main tenant occupying the building has been at this location for 7 years and the tenant leasing the back parking lot has been at this location for 2 years.

Originally built as a United States Post Office, the building is well designed and has solid bones. The site is over 38,000 SF and has ample parking. The surrounding retailers include Winn Dixie, Popeyes, and Walgreens. West Jefferson High School and Arch Bishop Shaw are within a half mile.

ZONING: C-2

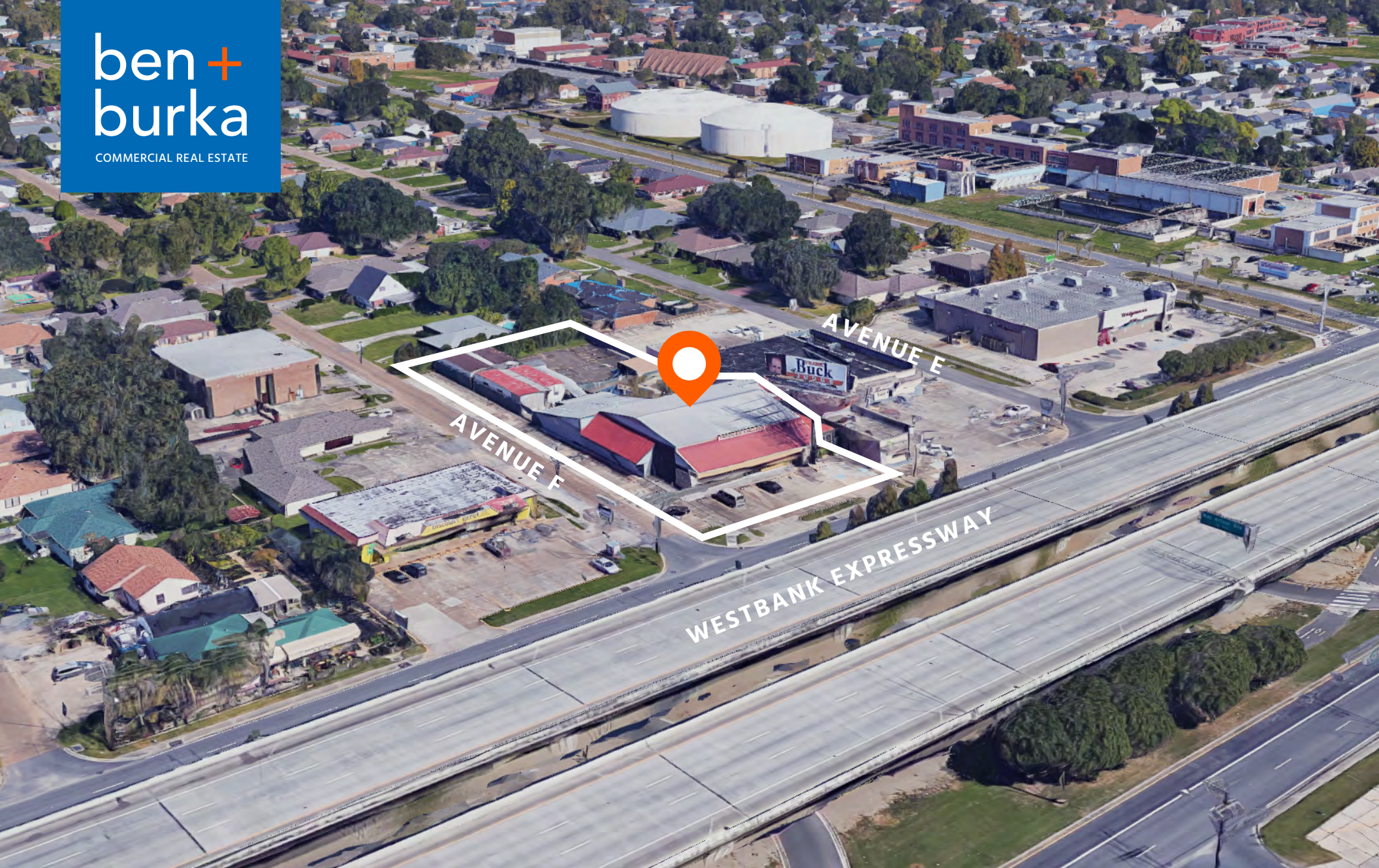
ASKING PRICE: \$1,170,000

LAND SIZE: 38,520 SF

IMPROVEMENT SIZE: 13,000 SF

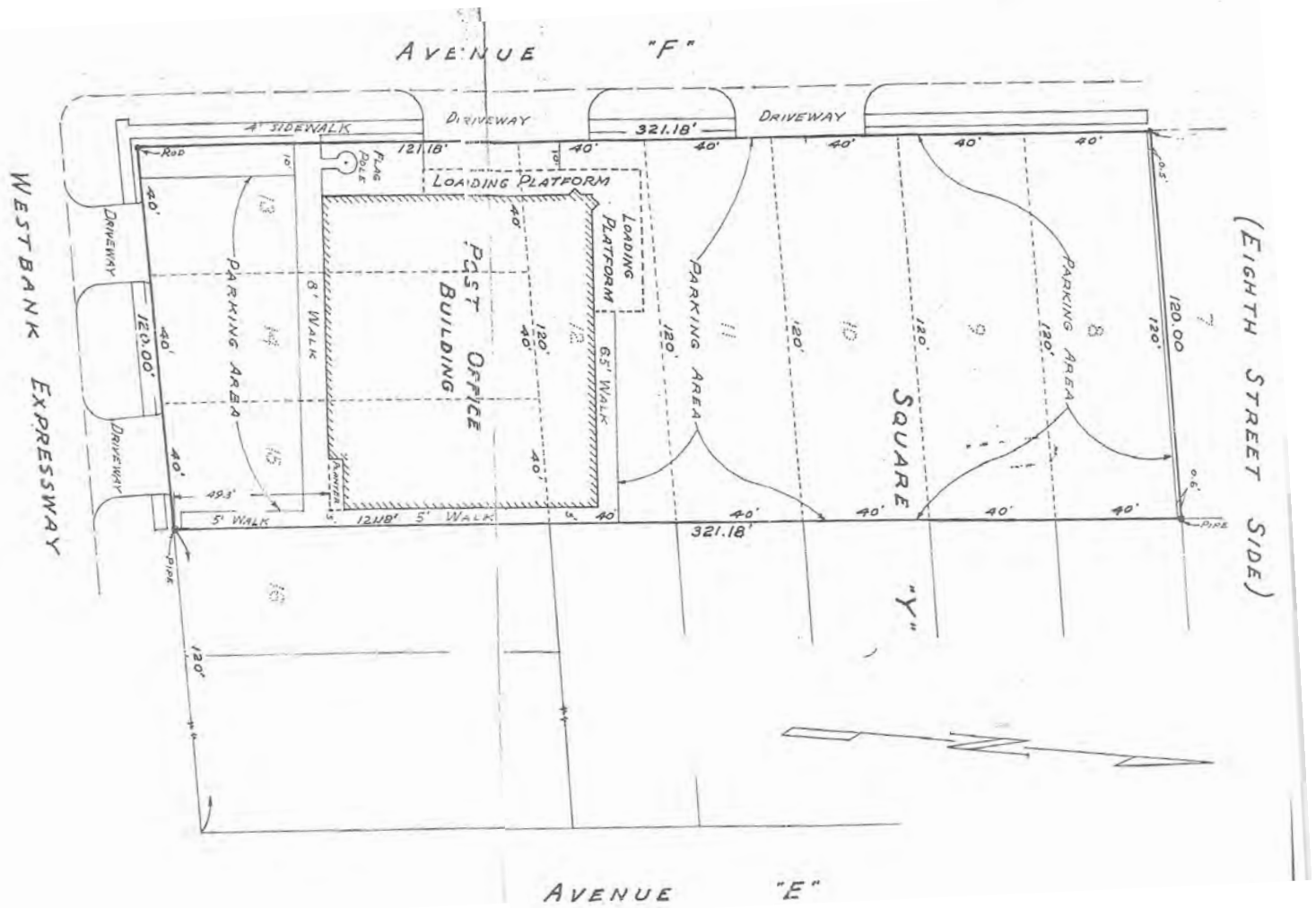
NOI: \$117,800/year

CAP RATE: 10%



AERIAL VIEW

 4760 Westbank Expressway, Marrero, LA 70072



SURVEY

E: 1" = 30'

PLAN OF SURVEY OF LOTS 8, 9, 10, 11, 12, 13, 14 AND 15, SQUARE "Y" OF THE GITZINGER TRACT SUBDIVISION, MARRERO, JEFFERSON PARISH, LOUISIANA, CERTIFIED CORRECT TO CHICAGO TITLE INSURANCE COMPANY AND LOUIS G. DUTEL, JR., ATTORNEY:
 GRETNA, LA., APRIL 3, 1968
Alvin E. Hotard
 ALVIN E. HOTARD, CIVIL ENGR.



For more information, please contact the Owner's exclusive representative:

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— LICENSED IN THE STATE OF LOUISIANA —

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