

FOR SALE

Investment Property



5129 Storey Street Elmwood, Louisiana

Located off River Road, near Clearview Parkway, this income producing property's annual rent is \$69,600. The rent increases 2.5% per year. Tenant has occupied the building since 1994 and has extended its lease to 9/30/14. Landlord is responsible for foundation, exterior walls, real estate taxes and flood/fire extended insurance coverage. Tenant responsible for all other maintenance and expenses.

Building size: 12,000 SF approximately
(9,000 sf office / 3,000 sf warehouse)

Lot size: 15,000 SF (75' x 200')

Expenses:	Real Estate Taxes	\$ 6,051.22
	Real Estate Insurance	\$ 3,404.52
	Flood Insurance	<u>\$ 1,412.00</u>
	Net Operating Income	\$58,732.26



Zoning: M-2 Industrial

Asking price: \$750,000



CORPORATE REALTY

For further information, please contact:

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