

FOR SALE or FOR LEASE

Lakeview Submarket



Excellent Retail, Office, or Residential Land Parcel

PROPERTY:

An approximate 31,000 square foot land parcel located at the corner of Pontchartrain Boulevard and West Robert E. Lee Boulevard, New Orleans, Louisiana.

Municipal address is 7200 Pontchartrain Boulevard.

PROPERTY DIMENSIONS:

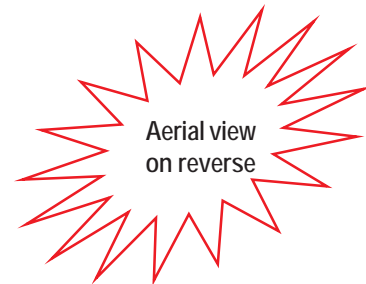
290' (W. Robert E. Lee Boulevard) x 107'

PROPERTY ZONING:

B-1A Neighborhood Business District

PERMITTED USES:

Residential, office and retail with specific uses of banks (drive-through windows are a permitted conditional use), medical and/or dental offices, restaurants, fast food restaurants (permitted conditional use), veterinarian clinics, child care centers and adult day care.



FOR SALE:

\$1,750,000 all cash at Closing of Act of Sale

RENTAL:

<u>Years</u>	<u>Annual Rental</u>
1 - 3	\$90,000
4 - 6	\$132,000
7 - 10	\$174,000
Subsequent Years	10% increase every five (5) years

TENANT RESPONSIBLE FOR:

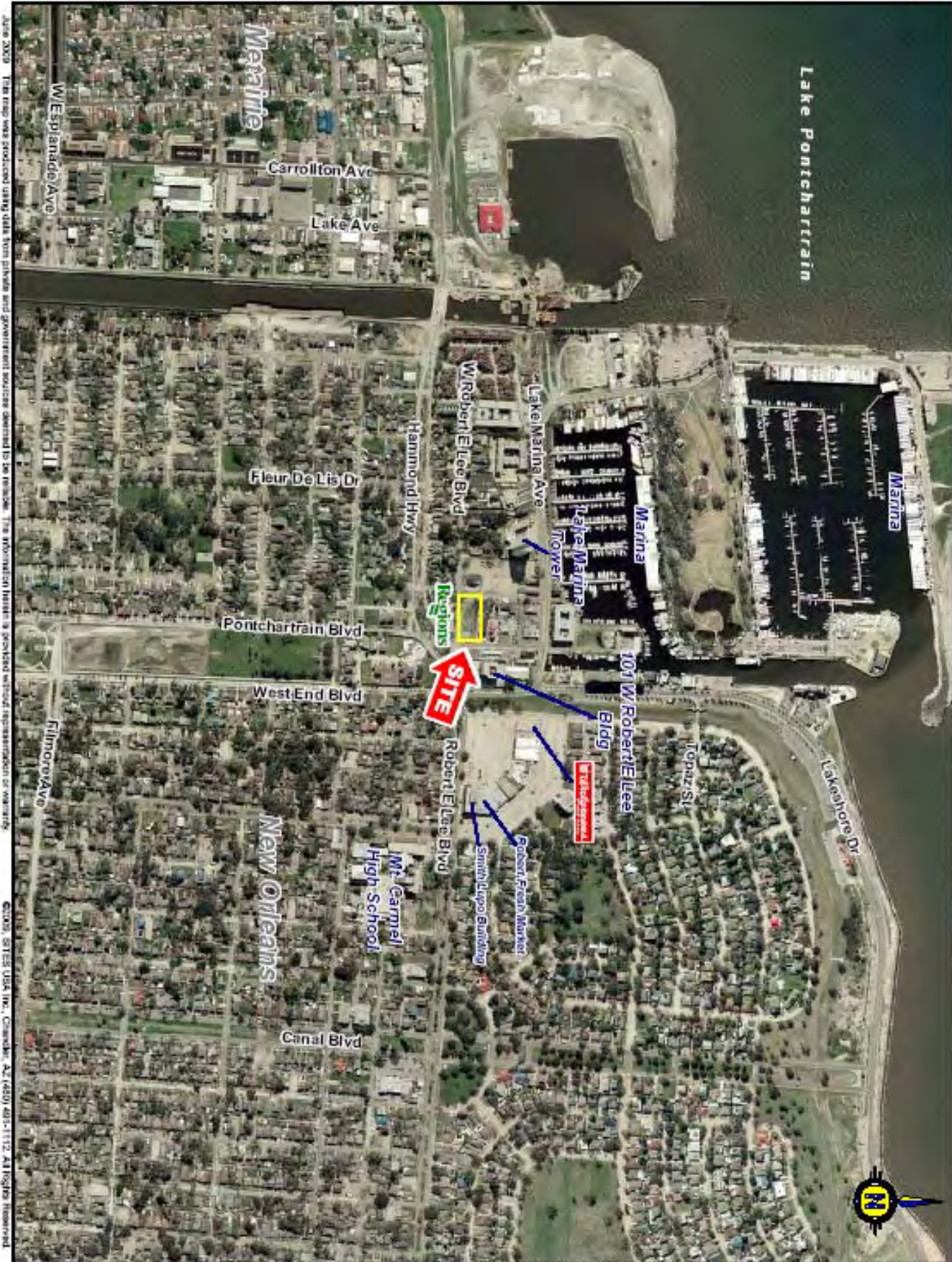
Payment of real estate tax expense and maintaining Commercial General Liability Insurance with limits of liability of \$2,000,000 (CSL) for Bodily Injury Coverage, \$250,000 Property Damage naming Owner/Landlord as an additional insured at no cost to Owner/Landlord.



CORPORATE REALTY

For Further Information:
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