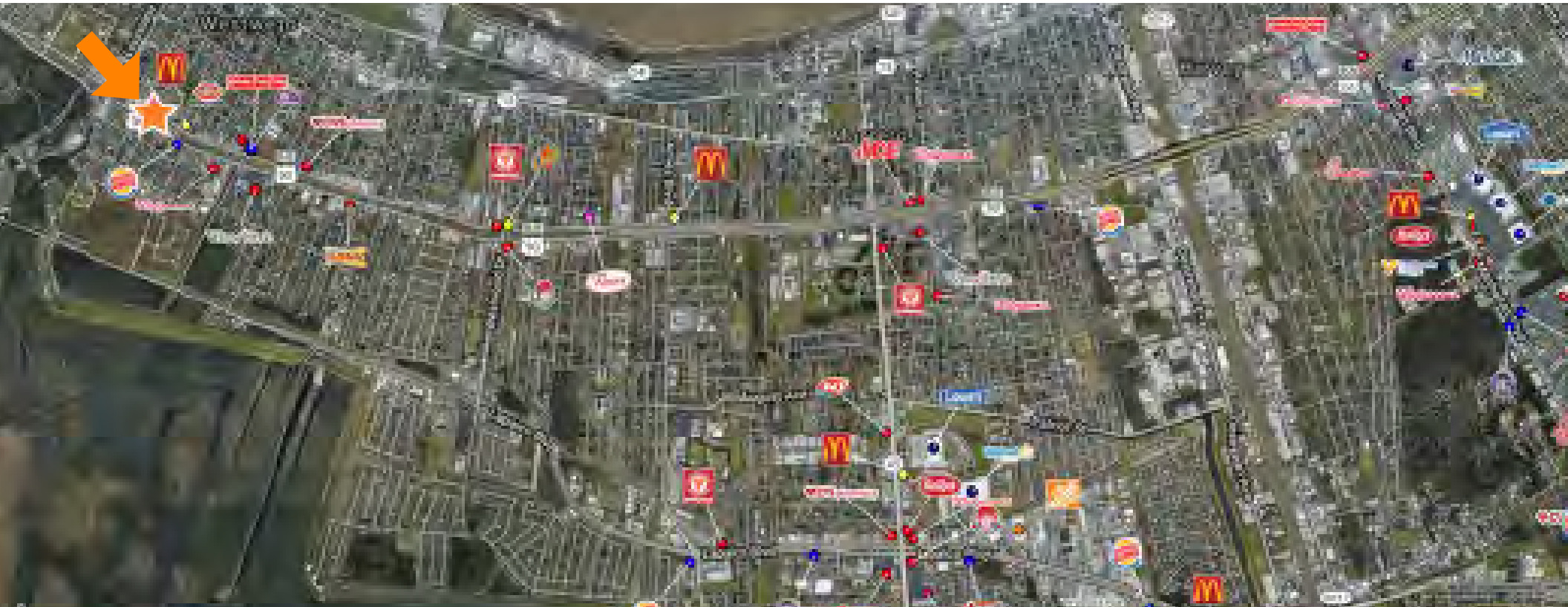




# 211 WESTBANK EXPWY - FOR SALE - PRICE REDUCED!

WESTBANK EXPRESSWAY AT AVENUE B, WESTWEGO, LA 70094



TRAFFIC COUNTS: 27,100 VPD

MSA: NEW ORLEANS

WEB LINK: [HTTP://WWW.LACDB.COM/LISTING/30507998](http://www.lacdb.com/listing/30507998)

SITE (SF)	BUILDING (SF)	PRICE
14,904.8 SF	7,012.4 SF	\$420,000

## PROPERTY HIGHLIGHTS

- EXCELLENT FOR LIGHT INDUSTRIAL, RETAIL, OFFICE OR CHURCH
- HIGH VISIBILITY/TRAFFIC COUNTS ON WESTBANK EXPRESSWAY

DISCLAIMER: THIS SITE PLAN SHOULD ONLY SERVE AS AN APPROXIMATION OF THE CENTER'S LOCATION, LAYOUT, TENANTS, AND SQUARE FOOTAGE. NAMES, IMAGES, OR REPRESENTATIONS OF TENANTS, STREETS, OR PARKING SPACES SHALL NOT BE CONSIDERED A WARRANTY THAT THESE ELEMENTS ARE ACCURATE OR WILL CONTINUE TO EXIST. THE USE OF DEMOGRAPHICS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT ACT AS A WARRANTY OF THEIR ACCURACY.

L+A RETAIL

CONTACT:  
DOUG PLACE  
WILL PLACE

1200 S. CLEARVIEW PKWY,  
STE. 1166  
NEW ORLEANS, LA 70123



L+A RETAIL

T 504+733+1212 [WWW.LARETAIL.COM](http://WWW.LARETAIL.COM)



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TRAFFIC COUNTS: 27,100 VPD

MSA: NEW ORLEANS

WEB LINK: [HTTP://WWW.LACDB.COM/LISTING/30508037](http://www.lacdb.com/listing/30508037)

## 211 WESTBANK EXPRESSWAY

- BUILDING: 7,012 SQUARE FEET
- SITE: 14,905 SQUARE FEET (46'X96' AND 160'); 0.34 ACRES; 15 PARKING SPACES
- ZONING: C-2 GENERAL COMMERCIAL
- FLOOD ZONE: AE

- LARGE OPEN SPACE WITH 3 OFFICES ON RIGHT & 3 OFFICES ON LEFT, 2 LARGE BATHROOMS
- ADDITIONAL: STEEL FRAME WITH METAL PANEL WALLS AND STUCCO AND BRICK FACADE, 5 CENTRAL AC SYSTEMS
- PRICE: \$420,000

L+A RETAIL

CONTACT:  
DOUG PLACE  
WILL PLACE

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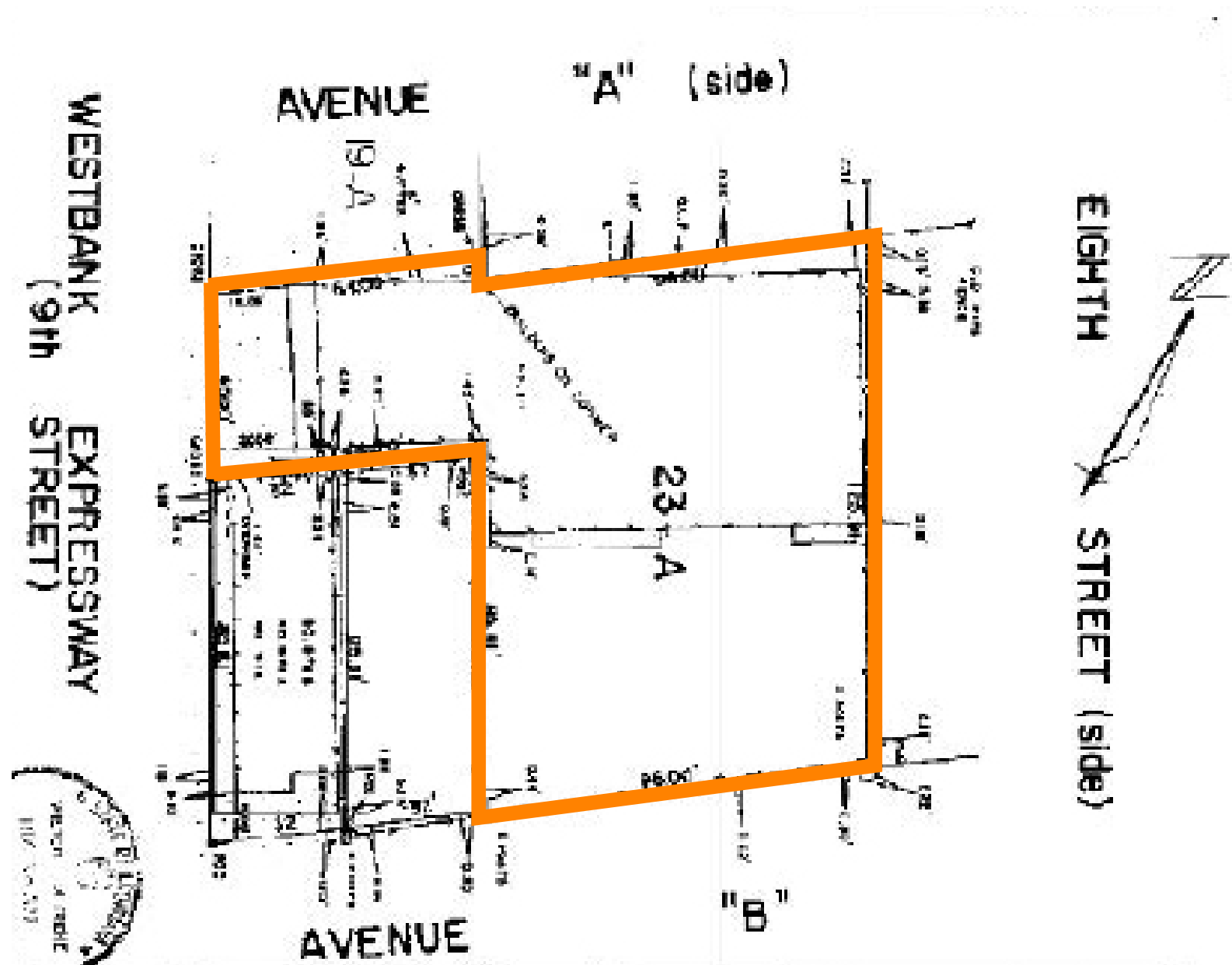
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