

OFFICE BUILDING W/ 100 PARKING SPACES - 28,626 SF (2 Story)

800 David Drive Morgan City, LA 70380

FOR SALE | \$1,950,000

www.mceneryco.com



THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

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800 David Drive — Hellenic Building

Summary of Salient Facts

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| | |
|-------------------|---|
| Address: | 800 David Drive, Morgan City, Louisiana 70380 |
| Site Area: | 69,834 Square Feet; 1.60 Acres |
| Frontages: | 436' of frontage along David Drive by 160' 2" on Brashear Avenue |
| Building: | Hellenic Office Building—Two Stories w/ Flexible Layout Options |
| Total GBA: | 28,626 Square Feet Total; 1st Floor = 14,621 SF & 2nd Floor = 14,005 SF |
| Zoning: | B-2: General Business District |
| Parking: | 100 Parking Spaces |
| Comments: | The McEnery Company has been retained as the exclusive marketing agent for the Hellenic Office Building. This 28,626 square foot, two-story, elevator-serviced office building is positioned on a 1.6 acre site with 100 parking spaces in the heart of Morgan City, less than 0.50 miles from Teche Regional Medical Center. The property is easily accessible, being positioned less than 0.25 miles from the Highway 90 exit. The office building has historically maintained strong occupancy figures with a portion of the ground floor being owner occupied and the remainder being leased to various tenants; most notably the United States Coast Guard. Said tenant is scheduled to leave in the near future, which creates a great opportunity for a buyer to occupy a significant portion of the property while capitalizing on the steady cash flow of the remainder of the building. The property is also an attractive buy from a fully investment oriented perspective, as the supply of such well-located, high quality office space with ample off-street parking is limited. Don't miss out on this rare opportunity! |



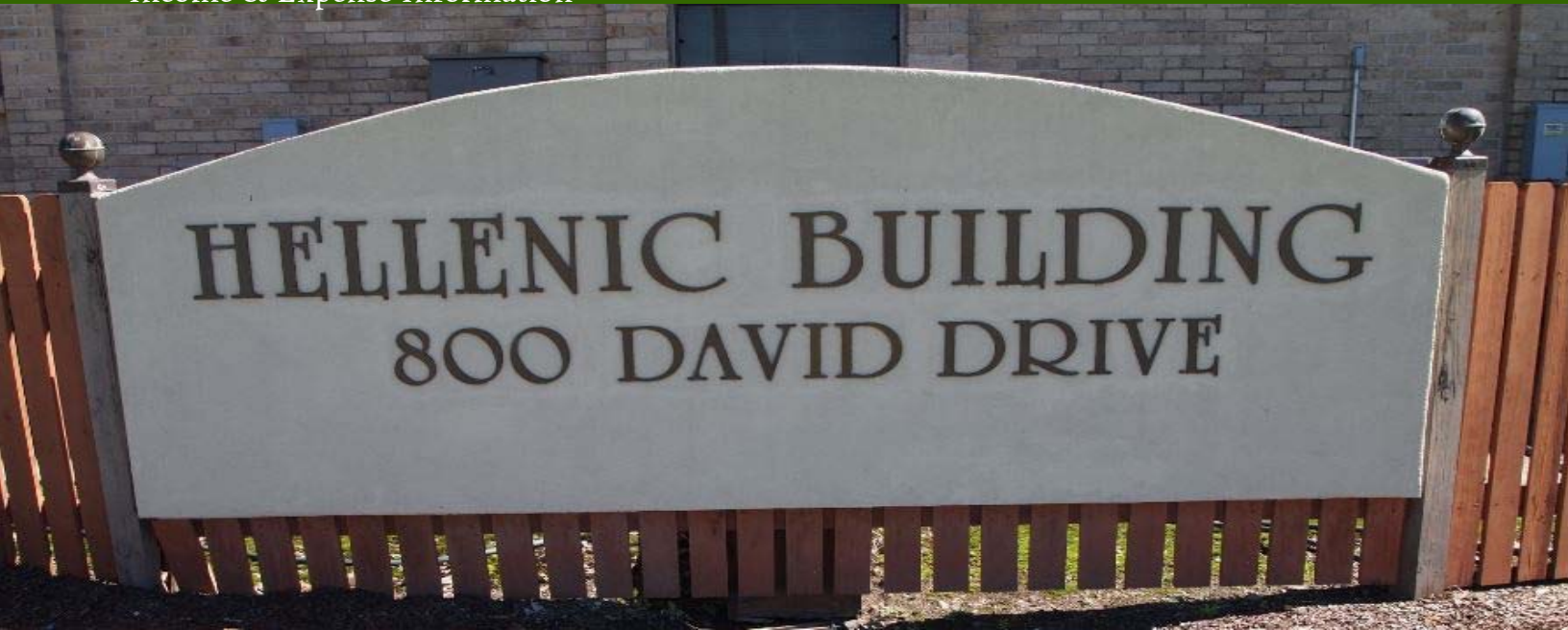
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The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

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Income & Expense Information



| Income Scenario | Annual |
|--|-----------|
| Current Total Income (w/ 3 vacant units) | \$284,964 |
| Potential Gross Income | \$297,744 |

| Notable 2017 Annual Expense Line Items | Annual |
|--|----------|
| Real Estate Taxes | \$14,692 |
| Insurance: General Coverage | \$27,720 |
| Insurance: Flood | \$3,680 |
| Utilities | \$36,498 |
| Total | \$82,590 |

Additional rent roll and expense info available upon request.



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Exterior Photos

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Interior Photos—First Floor

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Interior Photos—Second Floor

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Aerial View

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