

# 13,500 SF Redevelopment Site - Downtown Gretna - Opportunity Zone!

## 431 5th Street, Gretna, LA 70053

Listing ID: 30370727  
Status: Active  
Property Type: Retail-Commercial For Sale  
Retail-Commercial Type: Free-Standing Building, Mixed Use  
Size: 4,800 SF  
Sale Price: \$310,000  
Unit Price: \$64.58 PSF  
Sale Terms: Cash to Seller

### Overview/Comments

431 5th Street is a redevelopment offering in the heart of Downtown Gretna. This corner site has 90 feet of frontage along the east side of Lafayette Street and 150 feet along the north side 5th Street. Roughly 4,800 square feet of improvements are positioned on this 13,500 square foot site that would be a prime candidate for redevelopment. The location within the Opportunity Zone creates significant investment incentives. Owners may entertain long term lease options as well.



### More Information Online

<http://www.lacdb.com/listing/30370727>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Jefferson Parish Assessor	Property Use Type:	Net Leased Investment (NNN), Investment, Vacant/Owner-User
Tax ID/APN:	Parcel ID #8100002509	Gross Building Area:	4,800 SF
Retail-Commercial Type:	Free-Standing Building, Mixed Use, Parking Facility, Street Retail, Vehicle Related, Other	Building/Unit Size (RSF):	4,800 SF
Zoning:	C-1, NEIGHBORHOOD COMMERCIAL DISTRICT	Land Area:	13,500 SF
		Sale Terms:	Cash to Seller

### Area & Location

Property Located Between:	4th Street & 6th Street	Highway Access:	1/2 mile north of Westbank Expressway
Property Visibility:	Excellent	Site Description:	The 13,500 square foot site has 90 feet of frontage along Lafayette Street and 150 feet along 5th Street.
Largest Nearby Street:	Huey P. Long Avenue		

### Building Related

Passenger Elevators: 0  
Freight Elevators: 0

### Land Related

Lot Frontage: 150  
Lot Depth: 90  
Legal Description: Lots 8, 9 and 10, Square 8, City of Gretna, Jefferson Parish, State of Louisiana

**Zoning Description** The C-1 Neighborhood Commercial District is composed of certain lands and structures used primarily to provide for the retailing of goods and the furnishing of selected services. Regulations for the district are intended to permit and encourage full development of necessary and desirable commercial uses. Compact shopping centers located in proximity to the residential areas to be served are encouraged in this district.

**Location**

Address: 431 5th Street, Gretna, LA 70053 MSA: New Orleans-Metairie  
County: Jefferson Submarket: Westbank



**Property Images**



Corner View



Front 1



Front 2

## Property Contacts

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