# **13,500 SF Redevelopment Site - Downtown Gretna - Opportunity Zone!** 431 5th Street, Gretna, LA 70053

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



Net Leased Investment (NNN), Investment,

Vacant/Owner-User

4.800 SF

4,800 SF

13,500 SF

Cash to Seller

More Information Online http://www.lacdb.com/listing/30370727



### QR Code

Property Use Type:

Gross Building Area:

Land Area:

Sale Terms:

Building/Unit Size (RSF):

Scan this image with your mobile device:

#### **General Information**

Taxing Authority: Tax ID/APN: Retail-Commercial Type: Jefferson Parish Assessor Parcel ID #8100002509 Free-Standing Building, Mixed Use, Parking Facility, Street Retail, Vehicle Related, Other C-1, NEIGHBORHOOD COMMERCIAL DISTRICT

#### Area & Location

Zoning:

Property Located Between:4th Street & 6th StreetHighway Access:1/2 mile north of Westbank ExpresswayProperty Visibility:ExcellentSite Description:The 13,500 square foot site has 90 feet of<br/>frontage along Lafayette Street and 150 feet along<br/>5th Street.

#### **Building Related**

Passenger Elevators:	
Freight Elevators:	

#### Land Related

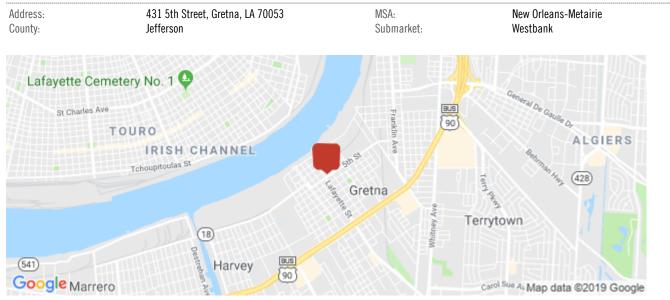
Lot Frontage:150Lot Depth:90Legal Description:Lots 8, 9 and 10, Square 8, City of Gretna,<br/>Jefferson Parish, State of Louisiana

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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



#### **Property Images**





**Corner View** 

Front 1

Prepared by Pat Browne III, The McEnery Company Inc Feb 4, 2019 on LACDB



Front 2

## **Property Contacts**



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