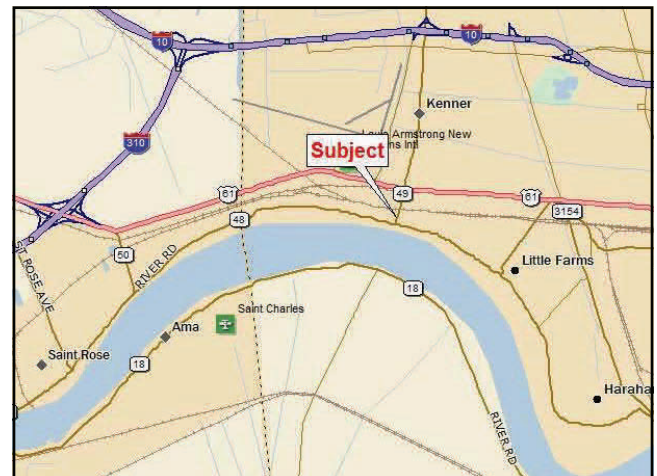


Rivertown Office/Retail

405 Williams Boulevard, Kenner, LA 70062

Property Type: Commercial Building
Office Type: Office/Retail
Legal Description: Portions of Lots 7-10, Square 40
City of Kenner, Louisiana
Zoning: RT-C1-PO; Rivertown Neighborhood
Commercial Planned Option
Sale Price: \$89,000
Sale Terms: Cash to Seller
Nearest MSA: New Orleans-Metairie-Kenner
County: Jefferson
Property Use Type: Vacant/Owner-User, Business
Building Size: +/-1,849 sq. ft.
Lot Size: +/- 3,307 sq. ft.
Construction/Siding: Concrete slab/raised brick pier and
wood beam foundation, wood lap
exterior siding and a pitched asphalt
shingle roof system.
Parking: Street
Flood Zone: "X"; (levee-protected from 100-year
flood)



Located in the Rivertown Historic District, this small, one story, wood-frame commercial building contains ±1,849 square feet of gross building area. It features a kitchen and relatively new compressor unit for central air and heat. On a concrete slab and raised brick pier and wood beam foundation, the building wood lap exterior siding and a pitched asphalt shingle roof system with aluminum gutters and downspouts with a flat aluminum roof cover of a rear patio measuring +/-168 sq. ft. It sits on a rectangular-shaped tract totaling ±3,307 square feet. Ample street parking and public parking lot across the street..

Property Contact

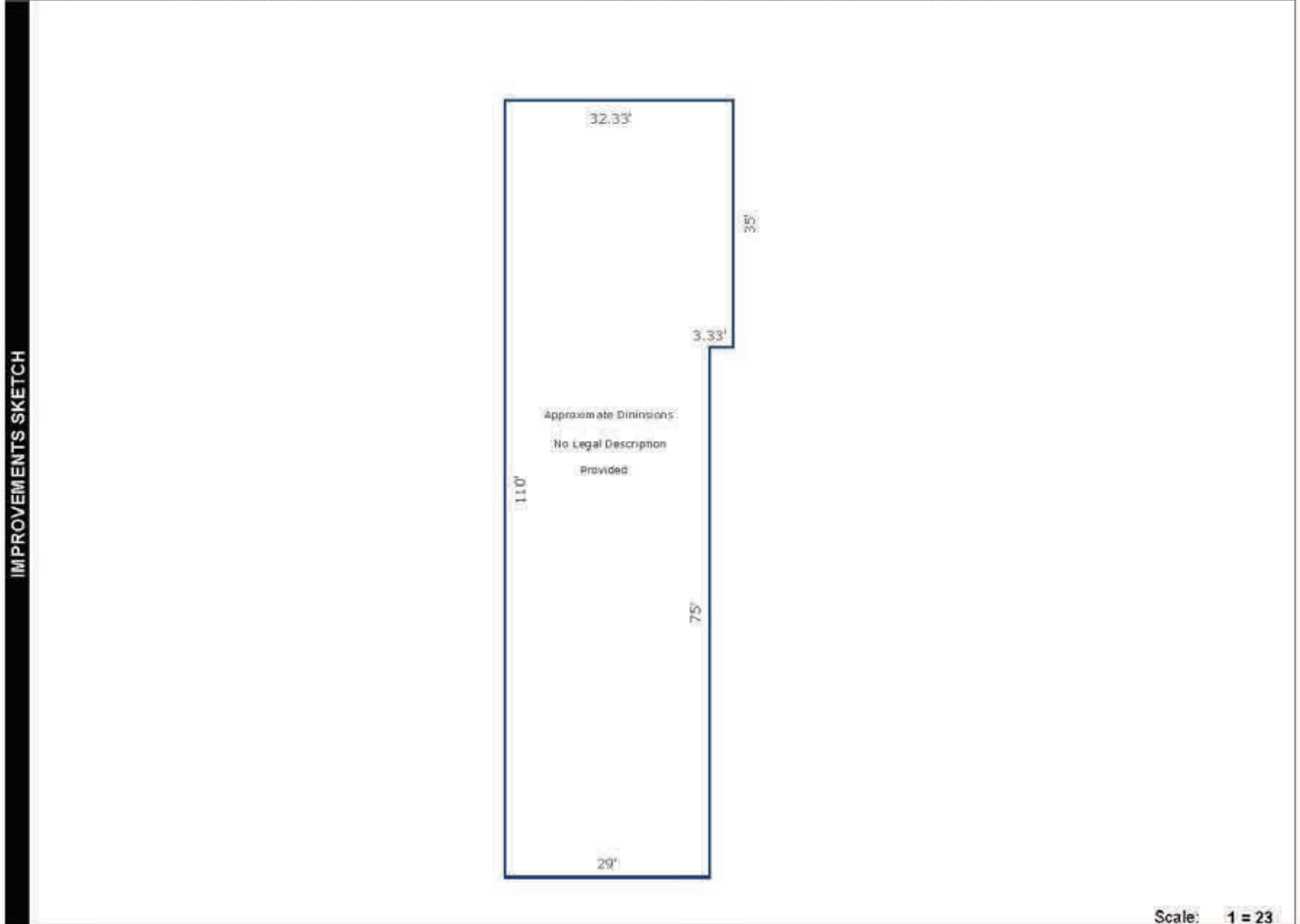
Mike Ince
City of Kenner, Department of Planning & Zoning
1610 Reverend Richard Wilson Drive
Kenner, LA 70062

Phone: (504) 468-7280
E-Mail: mince@kenner.la.us

Property Sketch

SKETCH/AREA TABLE ADDENDUM

SUBJECT	Property Address	405 Williams Boulevard			
	City	Kenner	State	LA	Zip
	Borrower				
	Lender/Client				
	Appraiser Name	Zachary J. Derbes, MAI	Appr Address	512 N. Causeway Blvd., Metairie, LA 70001	



Scale: 1" = 23'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY				AREA BREAKDOWN	
Code	Description	Net Size	Net Totals	Breakdown	Subtotals
LAND	Land	3306.55	3306.55		

Property Zoning and Flood Maps

