

4530 Jean Lafitte Blvd., Lafitte, LA 70067

**\$1,800 per Month** Lease

Type: **Industrial**



Property Details for 4530 Jean Lafitte Blvd., Lafitte, LA 70067

Listed By CENTURY 21 Richard Berry & Associates, Inc.

Property Overview

100' WATERFRONT COMMERCIAL PROPERTY W/VARIOUS POTENTIAL USAGES. INCLUDED IS A SMALL CLIMATE CONTROLLED OFFICE, APPRX 400 SQFT, A COVERED PAVILION APPRX 12'x80' & APPRX 10'x40' DOCK. FRONTS BAYOU BARATARIA & IS PART OF THE INTERCOASTAL WATERWAY SYSTEM. LOCATED IN UNINCORPORATED JEFFERSON PARISH, BELOW THE TOWN OF JEAN LAFITTE & SWING BRIDGE, W/EASY ACCESS TO GULF. HAS SHALLOW TO MID-DEPTH DRAFT. IDEAL FOR TOURIST-WATER VENUES OR WIDE RANGE OF MARITIME USES. REASONABLE AMT OF PARKING.

ZONED U-1. 1 1/2 ACRE PARCEL W/APPRX 500' OF WATERFRONT, SEVERAL DOCKS & IS A MIXED USE RESIDENTIAL-COMMERCIAL. OWN'R OCCUPIED COMPLEX. THERE IS ROOM FOR EXPANSION W/WAREHOUSE SPACE & ADDITIONAL WHARF & WATERFRONT, IF NEEDED. OWN'R WILL CONSIDER NEGOTIATING A LEASE-HOLD, &/OR PART OR TOTAL OWN'RSH'P OPTIONS OR RE-SUBDIVISION. PRICE NEGOTIABLE W/REPAIR. PLEASE DO NOT DISTURB TENANTS. IF YOU WOULD LIKE TO VIEW THE PROPERTY, PLEASE MAKE AN APPOINTMENT.

Features

- Area Amenities: **Area Boat Dock**
- Area Amenities: **Area Fishing**
- Area Amenities: **Boating**
- Area Amenities: **Area Boat Ramp**
- Area Description: **Fishing**
- Body of Water: **Canal**
- Cooling: **Wall Unit A/C**
- Cross Docks: **N**
- Exterior: **Dock**
- Exterior Description: **Vinyl Siding**
- Exterior Living Space: **Deck**
- Flooring: **Hardwood**
- For Auction: **N**
- Garage Description: **No Garage**
- Heating - Fuel Type: **Other**
- Heating Type: **Forced Air**
- Industrial Ground Level: **N**
- Interior: **Blinds**
- Lease Term: **1 Year Lease**
- Lease Type: **Other**
- Location: **Intercoastal Waterway**
- Lot Description: **Access Type - Road**
- Lot Description: **Access Type - Water**
- Lot Size Desc: **1-2 Acres**
- MLSID: **2017340**
- Price Upon Request: **N**
- Property Use: **Other Commercial**
- Rail: **N**
- Road Type: **State Road**
- Roof: **Metal Roof**
- Sprinklers: **N**
- Style: **Other Style**
- Sublease: **N**
- Views: **Water**
- Zoning: **U-1**

Demographic Data for Lafitte, LA 70067

ASK A QUESTION

HOUSEHOLD INCOME	MEDIAN AGE	OWNER OCCUPIED DWELLINGS	VACANT DWELLINGS	HOUSEHOLDS WITH CHILDREN
<b>\$46K</b>	<b>40</b>	<b>1,025</b>	<b>153</b>	<b>389</b>

ETHNIC BACKGROUND

WHITE 88%

POPULATION



*Bayou des Oies, Lafitte*

4518-30 Jean Lafitte Blvd., Lafitte



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