



For Sale at

\$1,925,000

For Lease at

\$14,600/Mo

5604 BLESSEY ST. ELMWOOD, LA 70123

PROPERTY FOR SALE OR LEASE

About the Property



Free standing commercial building centrally located in the Elmwood Business Park near the intersection of Citrus Blvd. and Edwards Ave. Former location of Bookoo Bounce Indoor Playground.

16,575 sq. ft. free standing building features large open areas, HVAC throughout (6 zones), has 24ft clear span eave height ceilings and is not sprinklered. Building is divided 50/50 by 2-hour fire-wall into two adjacent & connected Suites (A & B). Site can be sold in entirety or leased together as one 16,575 sq.ft. lease.



Building: 195 ft x 85 ft.
Lot: 300 ft x 158 ft.
Suite A = 8,294 sq. ft
Suite B = 8,281 sq. ft.

Features:

- 4 ADA Bathrooms
- 75 Parking Spaces
- M2 Zone
- 6 HVAC Zones
- Security/Fire Alarm Systems
- 2 15ft. Rollup Doors
- Property Subtypes
 - Light
 - Industrial
 - Warehouse
 - Showroom
 - Office

Contact:

Gene Sausse

Owner

504-723-8868

genesausse@cox.net

Details:

- Suite A = 8,294 sq. ft includes two (2) 22.5 x 14 adjacent & connected 'Party rooms', one (1) 12x12 office, 4 HVAC zones, concession/reception area, 2 ADA Accessible Restrooms, Storage Room, Security and Fire alarm systems.
- Suite B = 8,281 sq. ft. 2 HVAC zones, includes two ADA Accessible Restrooms, storage room and two (2) 15ft roll up doors.
- Exterior Finish - Tilt-Up Concrete on North & South sides with metal wall panels on East & West sides