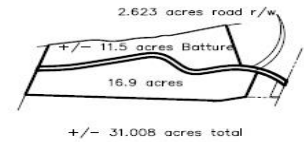
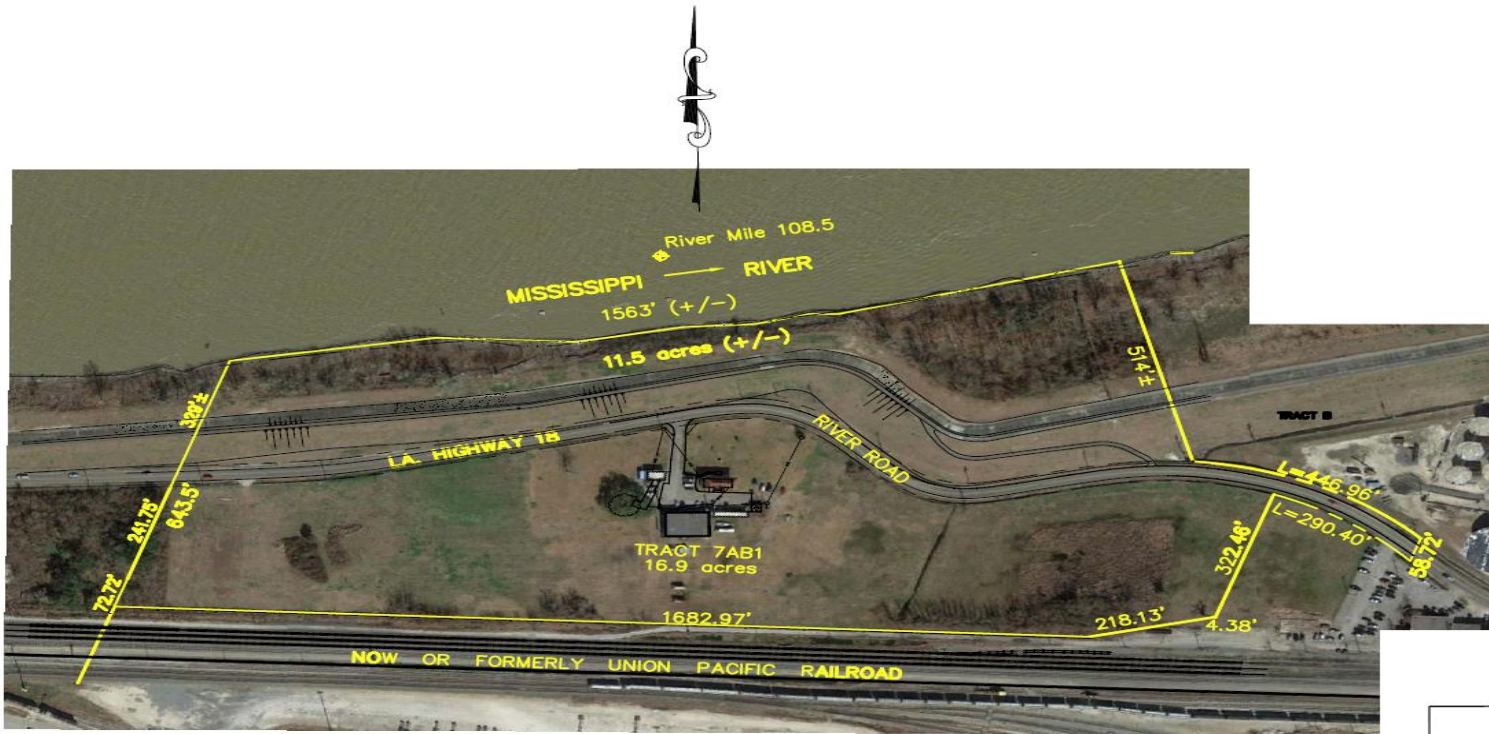




OFFICE/LAND/BATTURE/WATERFRONT/MOORINGS FOR SALE
 RIVER MILE 108.5 | RIGHT DECENDING BANK | 5821 RIVER ROAD | AVONDALE, LA



AVONDALE TRACT 7AB1			
SECTION 24 T 13 S ~ R 22 E			
JEFFERSON PARISH LOUISIANA			
DATE: 10/20/18	DRAWN BY: SMR	JOB NO. 180245-3	DRAWING NO. 180245-3
SCALE: 1" = 200'	CHECKED BY: SMR		

LAND DATA 16.9 Acres within Levee protection, improved with 3 structures.

BATTURE DATA 11.5 Acres (includes the levee to Hwy. 18), paved roadway to Levee top road.

MOORING DATA 1500+/- lineal feet of riverfront with moorings.

IMPROVEMENTS A turn of the century 2 – story, 2,480+/- SF office building in pristine condition. A 715+/- SF masonry storage building, grade level with 1 overhead door. 3,600+/- SF of modular office trailers. Paved driveway and parking areas.

ZONING M-1 (Industrial Use) & M-2 (Industrial Use)

ASKING PRICE \$6 Million

Max J. Derbes, Inc.
REALTORS ■

CONTACT
BERT DUVIC, CCIM, SIOR

OFFICE 504.733.4555
bertd@maxderbes.com

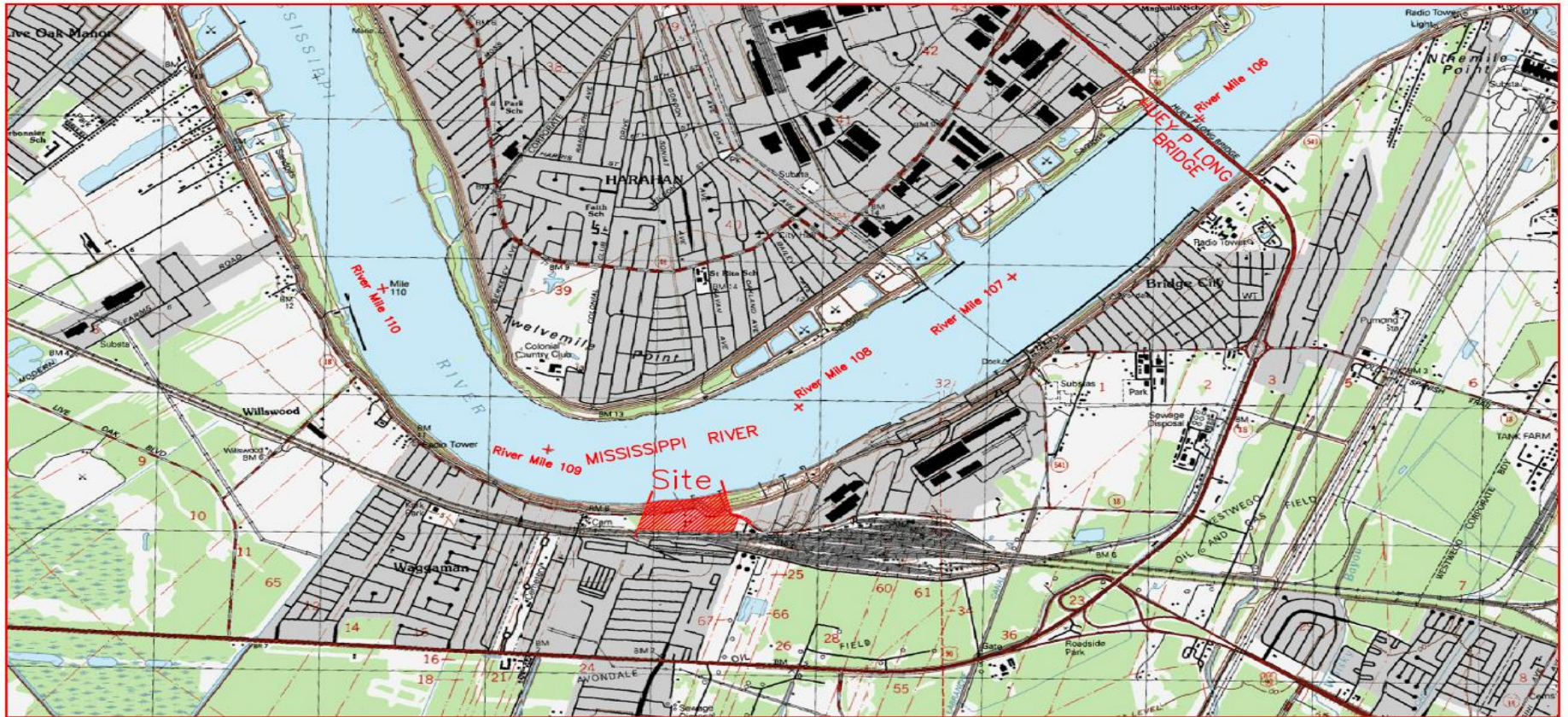
Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





OFFICE/LAND/BATTURE/WATERFRONT/MOORINGS FOR SALE
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SITE MAP



VICINITY MAP
 1" = 2000'

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