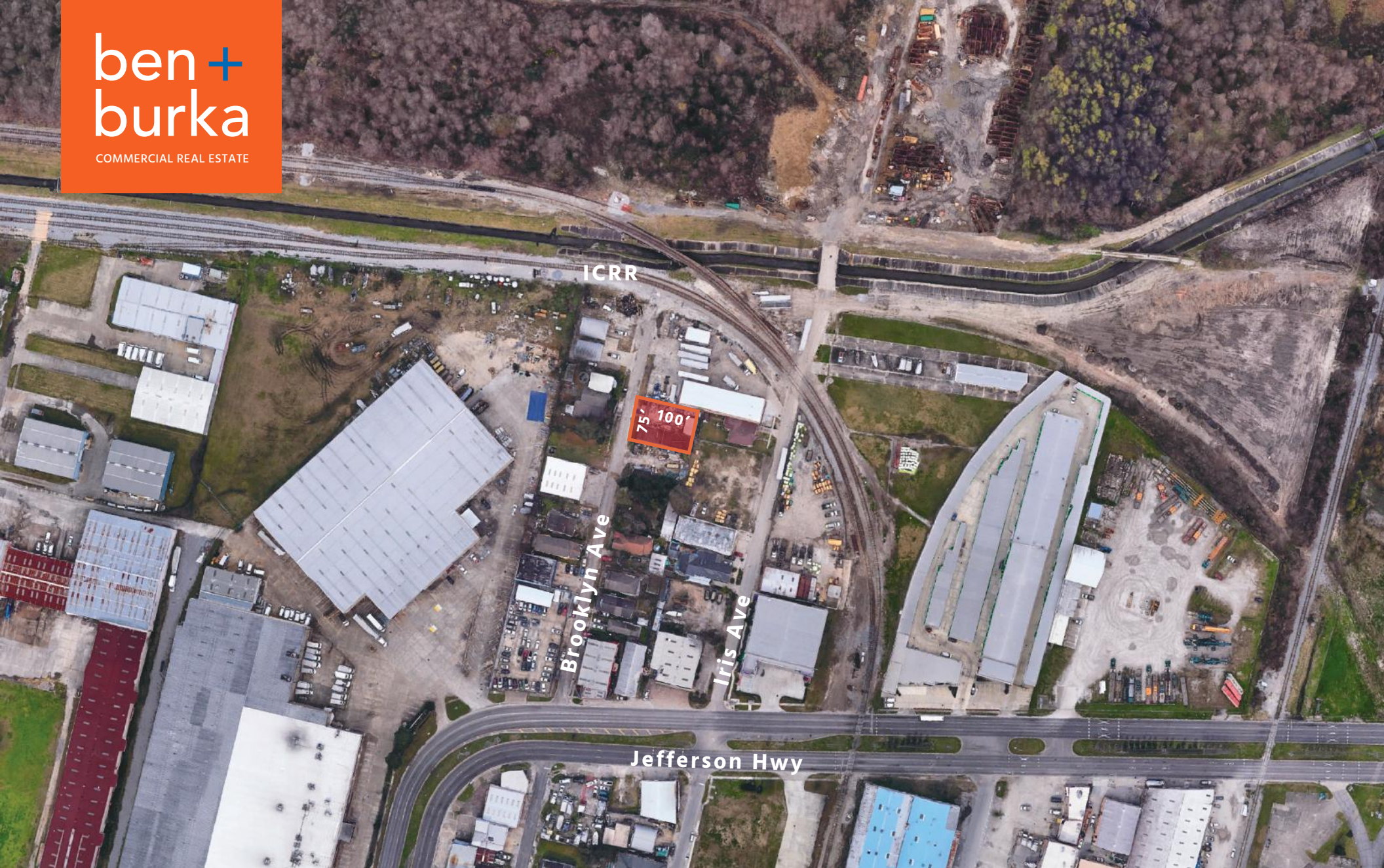




ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



JEFFERSON VACANT LAND

575 Brooklyn Avenue, Jefferson, LA 70121



JEFFERSON VACANT LAND

575 Brooklyn Avenue, Jefferson, LA 70121

DESCRIPTION

Located in Jefferson Parish, just off Jefferson Highway, 575 Brooklyn Ave is currently used for storage with two buildings on the site. The property is offered as vacant land given the condition of the structures. The property will be delivered vacant at act of sale, and is currently tenanted on a month to month lease.

The site has generous M1 Industrial zoning allowing for a multitude of commercial and industrial uses.

The property is located on the New Orleans side of the bend in Jefferson Hwy, near Ochsner's main campus, Crabby Jacks, Lowes, Salvation Army, Prestige Flooring, and a multitude of other commercial users.

PROP TYPE: Vacant Land

ZONING: M1 Industrial

LAND SIZE: 7,500 SF

PRICE: \$115,000 (\$15.33/SF)

DEMOGRAPHICS

2020 DEMOGRAPHICS	5 minutes	10 minutes	15 minutes
ESTIMATED POPULATION	11,300	96,420	307,026
AVERAGE HH INCOME	\$56,011	\$78,135	\$78,597



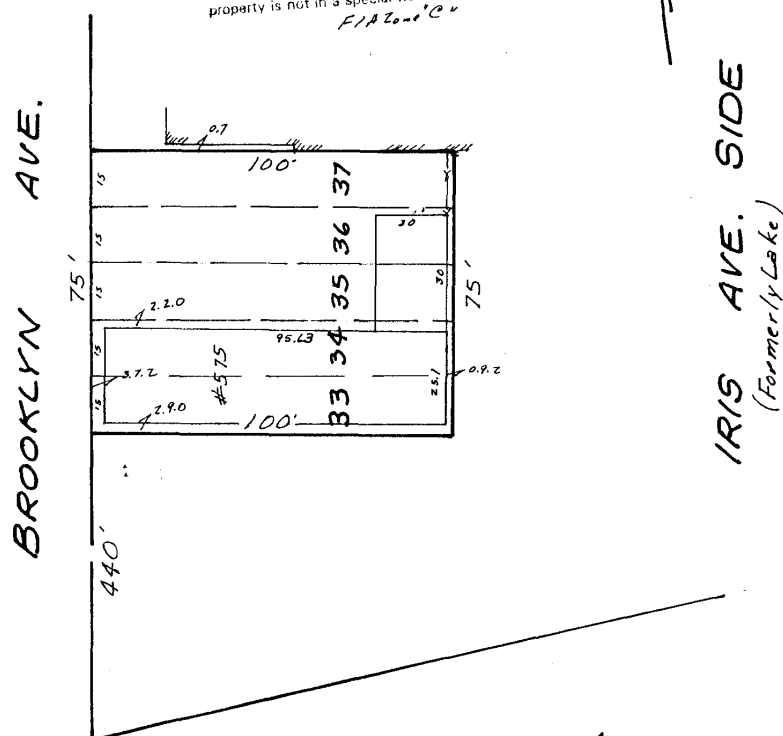
AERIAL VIEW

 575 Brooklyn Avenue, Jefferson, LA 70121

SQ. 7, WEST CARROLLTON 8703141
JEFFERSON PARISH, LA.

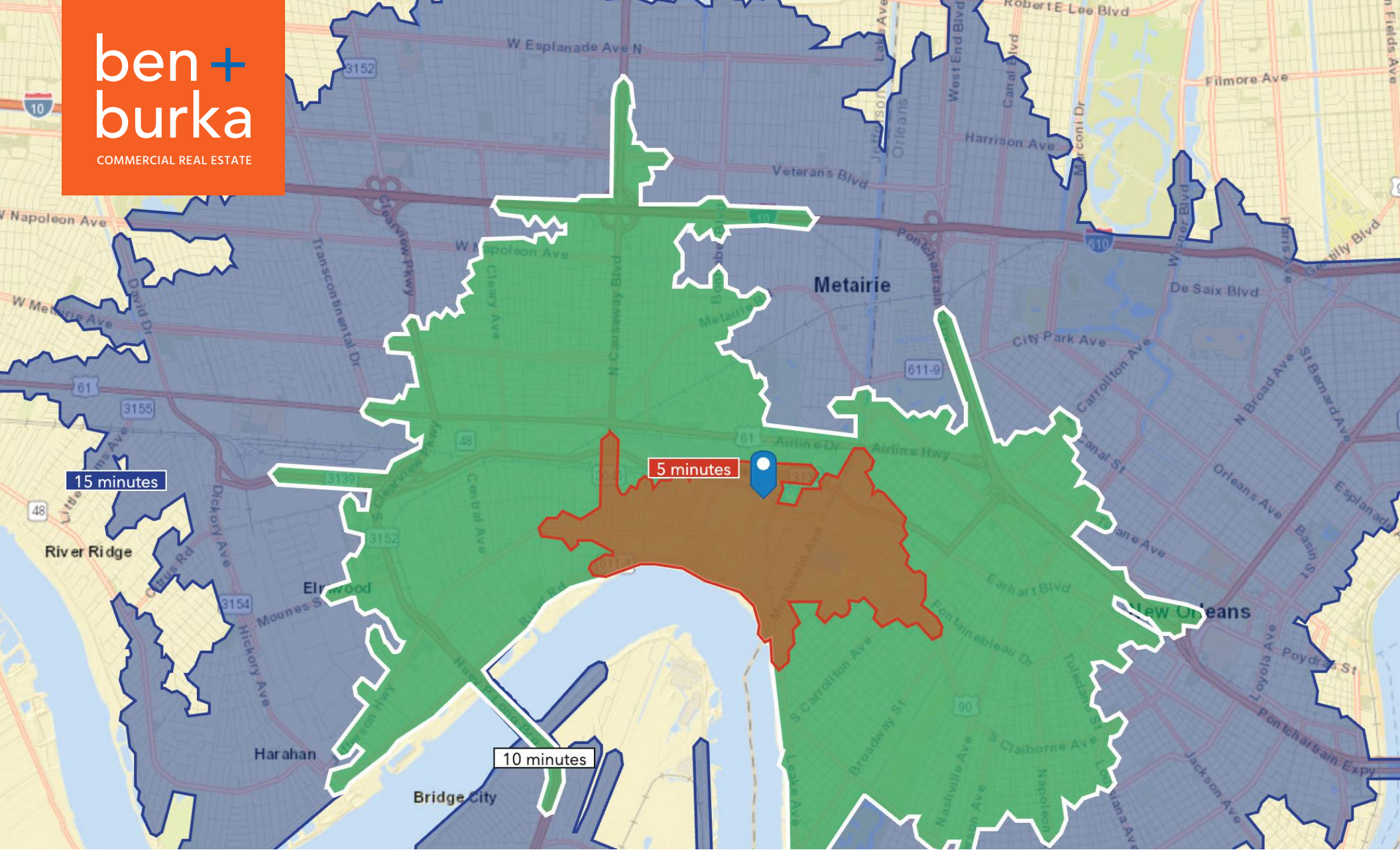
I. C. R.R. SIDE
Formerly YIMV.R.R.

This is to certify that I have consulted the
Federal Insurance Administration Flood Hazard
Boundary Maps and found that the above described
property is not in a special flood hazard area
FIA Zone 'C'



JEFFERSON HWY.





DRIVE TIME MAP

 575 Brooklyn Avenue, Jefferson, LA 70121

For more information, please contact the Owner's exclusive representative:

ben + burka

COMMERCIAL REAL ESTATE

AARON KAZANOFF

AGENT

1900 Cadiz Street, Suite A

New Orleans, LA 70115

504.301.1002

aaron@benburka.com

— LICENSED IN THE STATE OF LOUISIANA —

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