



Dick Brien
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 Dick Brien Real Estate, Inc
 OFC: 225-752-4273

MLS Client View - Commercial

MLS#	2026007084	Acres	0.410000
Property Type	Commercial	Lot Dimensions	.41
Address	17348 AIRLINE HWY	#Stories	
City	Prairieville	Current Use	
Zip	70769	Apx Total SqFt	0
List Price	\$1,500	#Offices	0
Status	Active	For Lease	Yes
		Lease Purchase	No

Additional Photos



General Property Information:

Area	ASC MLS Area 90	Business Opportunity	No	Retail SqFt	0
Parish	ASCENSION	Hospitality	No	Warehouse SqFt	0
In City Limits		Industrial	No	#Restrooms	
Map Page		Office	No	#Cranes	
Map Key		Retail	No	Span Dist (ft)	
Lot #	M-1	Shopping Center	No	Office SqFt	0
Zoning	M-1	Special Purpose	No	Elevator	
Subdivision	Rural Tract (No Subd)	Lease Price	\$2,800.00	Net Rentable SqFt	
Date Avail	12/26/2024	Lease Price Per	MONTH	#OverheadDrs	
Deposit	Y	CAM Fee/SF/Yr	0.00	Ceiling Hgt (ft)	
Sublease	No	Property Tax	\$0	Load Dock	
Lease Term (yrs)	1	Est Bldg Insurance	\$0	Eave Height (ft)	
Mineral Rights	RESERVED	Sublease Thru		#Parking Spaces	
Apprx. Age CM	06-10 Years	Tenant Deduct		Source SqFt	APPROXIMATE

Public Remarks & Directions

Completely fenced with 6' chain link fence & 16' chain link gate. Lot is stabilized and solid. \$ 1500/ Month, 1 year lease, immediate occupancy. Located on Airline Hwy just South of Frank's resturant and Walmart

Headed South on Airline, Directly across the street from Franks Restaurant

Property Features

COMMERCIAL TYPE Office	FINANCING Cash Fin
COOLING Window Units Cool	FOUNDATION Other Foundation
CONSTRUCT Frame Const	GAS Gas: None
ELECTRICITY 110 Volts Elec	HEATING No Heating
EXTERIOR Fully Fenced	PARKING On Site Parking
	PRICE INCLUDES Real Estate
	ROAD FRONTAGE Gravel RFront
	ROOF Other Roof
	SHOWING Call List Agent
	WATER/SEWER Public Sewer, Public Water
	SPECIAL SALES TYPE N/A



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