TALBOT REALTY GROUP

3205 Bauvais Street

Metairie,LA 70001

AVAILABLE FOR LEASE

Retail/Office/Storage Space



3205 BAUVAIS STREET METAIRIE, LA 70001

ADDRESS: 3205 Bauvais Street
Metairie, LA 70001

SIZE: Approximately 1,000 SF of retail/office space and 1,200 SF of stroage space totaling 2,200 SF

RENT: $2,925.00 per month, modified gross.

ZONING: C-1, Neighborhood Commercial District

SPACE DESCRIPTION: This retail/office space is approximately 1,000 SF with 2 offices, an open area, 1 full bathroom, and a full kitchen. It has off street parking or three or four vehicles. The tenant will be responsible for paying all utilities, janitorial service, and interior building maintenance. The rear storage building is 1,200 SF.

FOR MORE INFORMATION CONTACT:

ROSS TALBOT

(504) 525-9763

rosstalbot@talbot-realty.com

BOBBY TALBOT, CCIM

(504) 525-9763

btalbot@talbot-realty.com

The information in this brochure has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor, You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

3205 BAUVAIS STREET METAIRIE, LA 70001



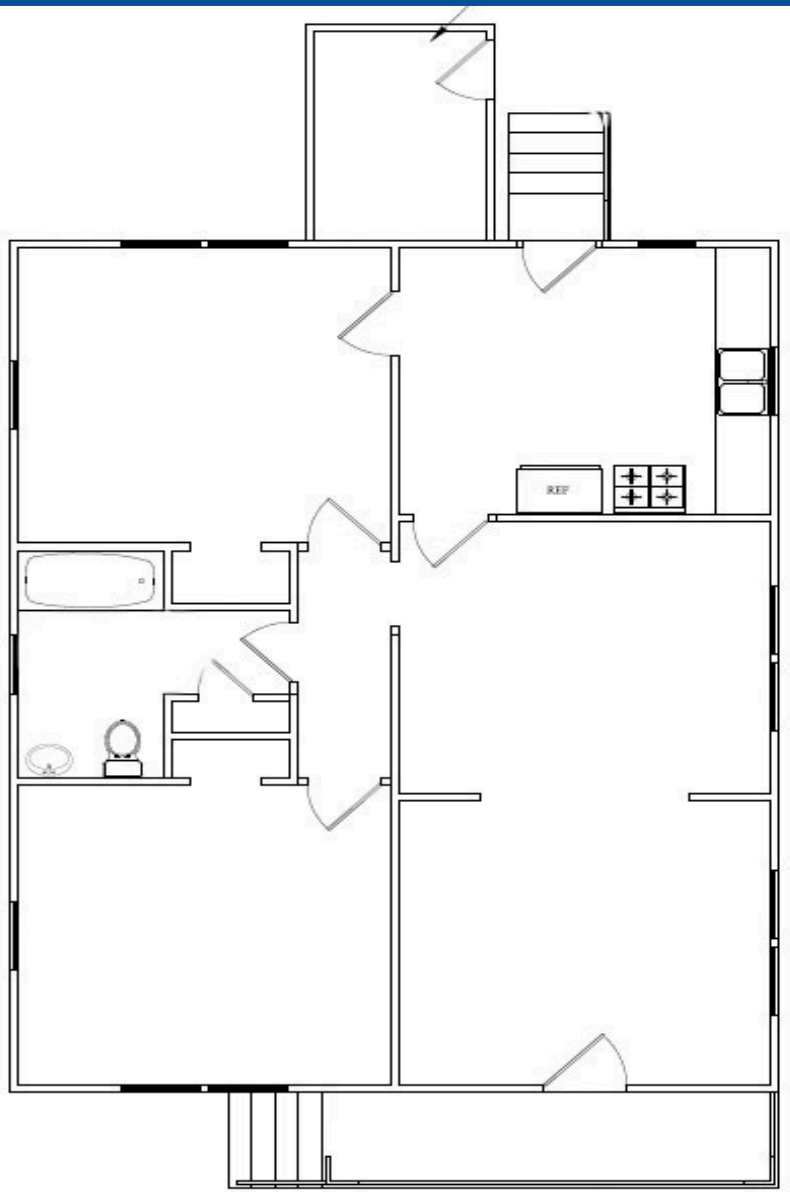











REF

3205 BAUVAIS STREET STORAGE SPACE METAIRIE, LA 70001









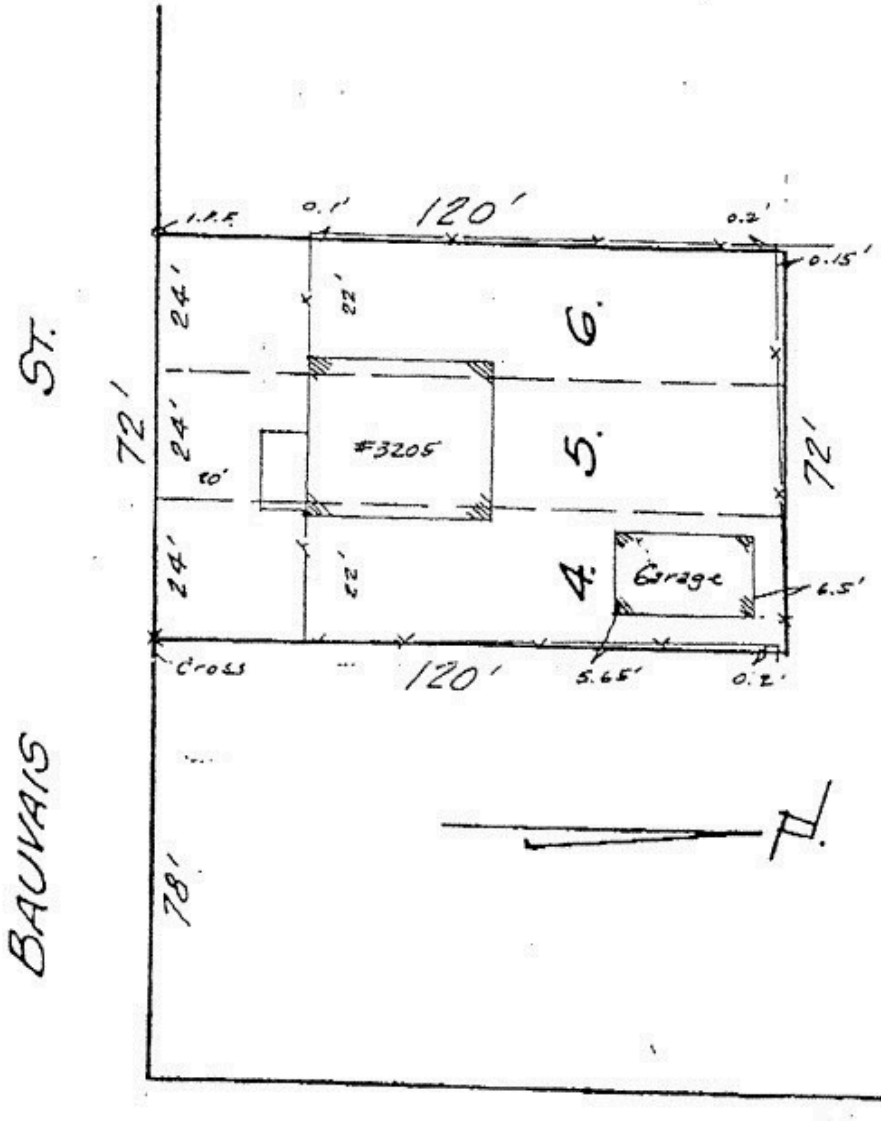
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SQ. NO. 111, HARLEM SUB.
JEFFERSON PARISH, LA.

STATE OF LOUISIANA
EVERETT V. TREIGLE, JR.
REG. NO. 4059
REGISTERED
PROFESSIONAL
LAND SURVEYOR

12/15/92 12/15/92

ATHANIA PLACE SIDE
West Line of Harlem Sub. Side




King Cole Construction
ROCK'N SAKE BAR & SUSHI
TANA
GARRISON KITCHEN + COCKTAILS
METAIRIE RD.
N CAUSEWAY BLVD.
3205 BAUVAIS ST.
PUCCINOS COFFEE
MOXIE COFFEE & ESPRESSO
Fallo VanOs Floral
LOFT 18
Memphis & Co
Metairie Senior Center
BEARS POBOYS