1021 Cecilia Bridge Highway Breaux Bridge, LA 70517
Deli / grocery store property with existing FF&E for sale

- ±4,200 SF building, ±0.36 AC site
- Existing deli / grocery store configuration
- FF&E to remain with sale, subject to agreed exclusions
- Property and remaining FF&E offered **as-is; buyer to verify condition**
- Commercial exhaust / range hood
- Walk-in cooler — seller has not used the cooler during ownership (Approx. 19 years); condition unknown
- Storage area
- Security / alarm system
- Natural gas available; not currently connected
- No grease trap
- Buyer to verify flood zone, zoning, utility providers.
- Seller reports roof approximately 5–7 years old, HVAC approximately 2–3 years old
- Seller states property has not flooded during ownership (Approx. 19 years)
- Seller requires one-day notice for showings
- Do not disturb or question the operator. All inquiries and showing requests go through the listing broker.

Exclusions:
all ladders
woks and its burners,
2 chest-style cold storage units
1 vacuum
1 weed eater/string trimmer
1 pressure washer.

Vendor-owned Coca-Cola equipment (not included in the sale)**:**
2 glass-door beverage merchandiser coolers
1 ice display bin