DANIEL COOK
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FORMER ARMOND'S SPECIALTY MEATS
BUILDING & EQUIPMENT

1640 Spanish Trail, Slidell, LA 70458

FOR SALE

PROPERTY DESCRIPTION

Located at 1640 Old Spanish Trail in Slidell, this approximately 1,300-square-foot commercial building offers an attractive opportunity for a specialty meat market, butcher shop, or complementary food-related business. Formerly home to Armond's Specialty Meats, the property includes an extensive selection of butcher shop and refrigeration equipment with the sale.

Positioned just outside Fremaux Town Center, the location benefits from proximity to a major regional destination featuring approximately 640,000 square feet of shopping and dining, complemented by residential, hospitality, and employment uses. This nearby activity enhances the property's appeal to businesses serving area residents, employees, and visitors.

The property offers exposure along Old Spanish Trail with a reported traffic count of approximately 15,986 vehicles per day and convenient access to I-10 less than 0.6 miles away. Two curb cuts and a wraparound drive support convenient access and on-site circulation, while a newly installed roof adds to the property's appeal.

Included equipment consists of a walk-in cooler, freezers, meat grinders, refrigerated meat display cases, refrigerators, an ice machine, butcher tables, and additional processing equipment. A detailed equipment list is available upon request.

With its existing improvements, included equipment, and accessible location near a major commercial hub, the property presents a compelling opportunity for an owner-operator establishing a new concept or expanding an existing business.

SALE PRICE

- $250,000.00

PROPERTY DETAILS

- +/- 1300 SF
- Lot size: 85' X 121.5'
- Zoned: HC-2
- Brick and morter constructed
- Newly installed roof
- Equipment included
- Close proximity to Fremaux Town Center
- 15,986 vehicles per day





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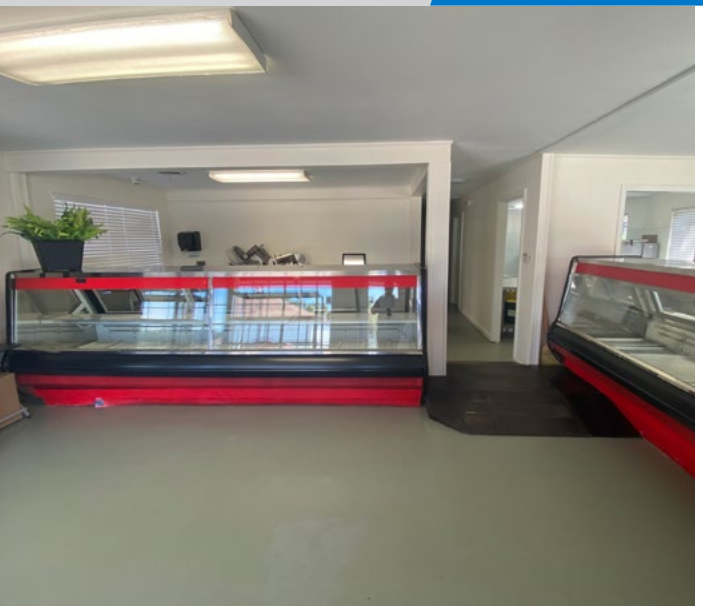

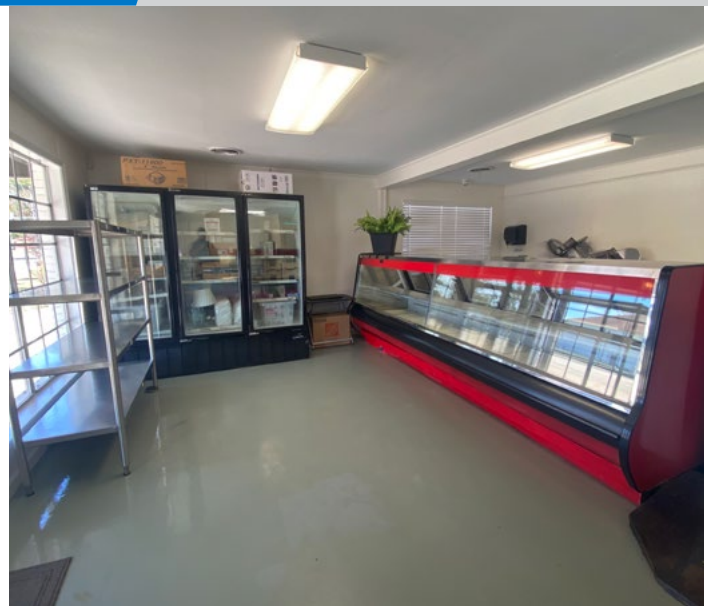









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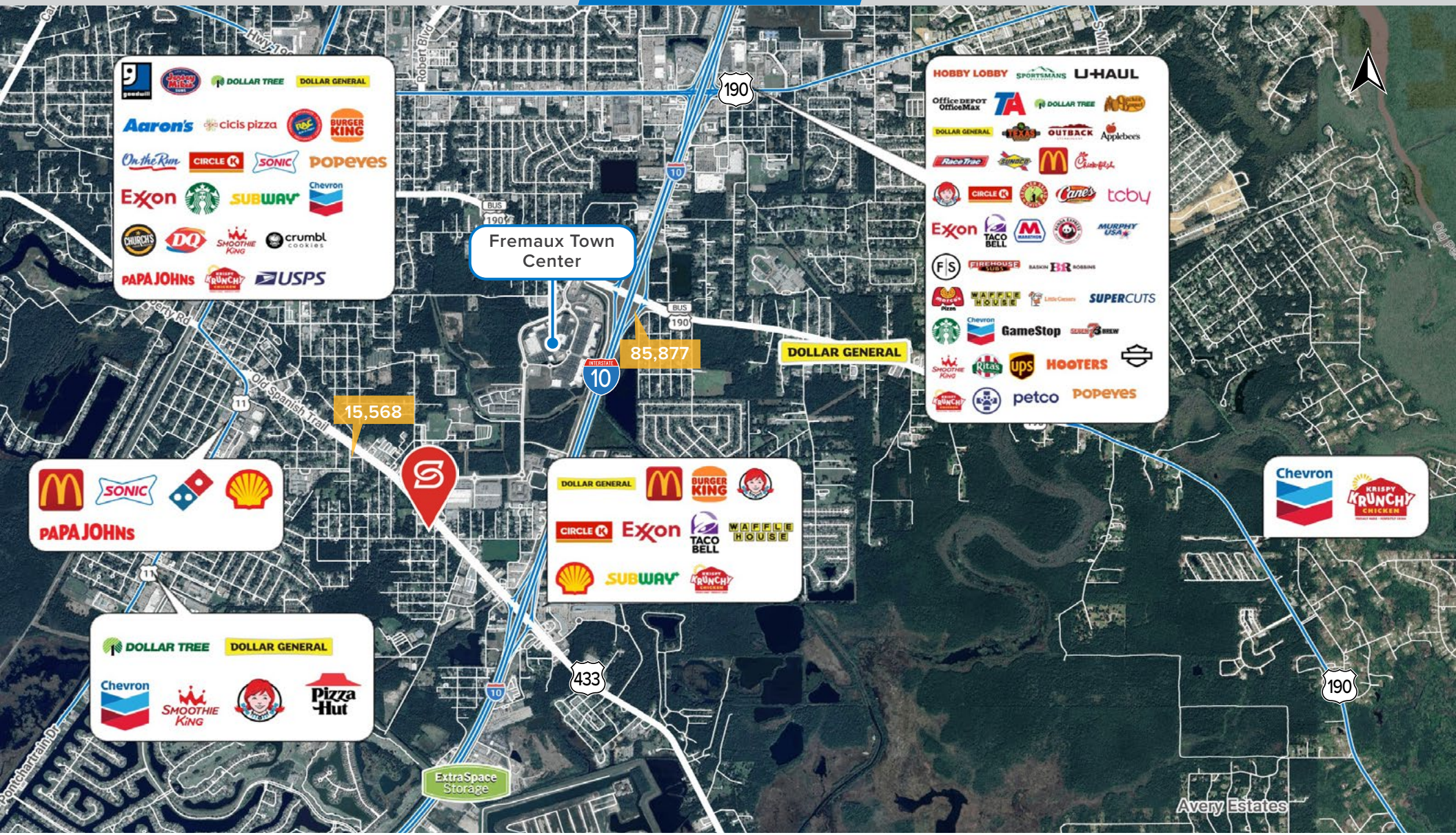

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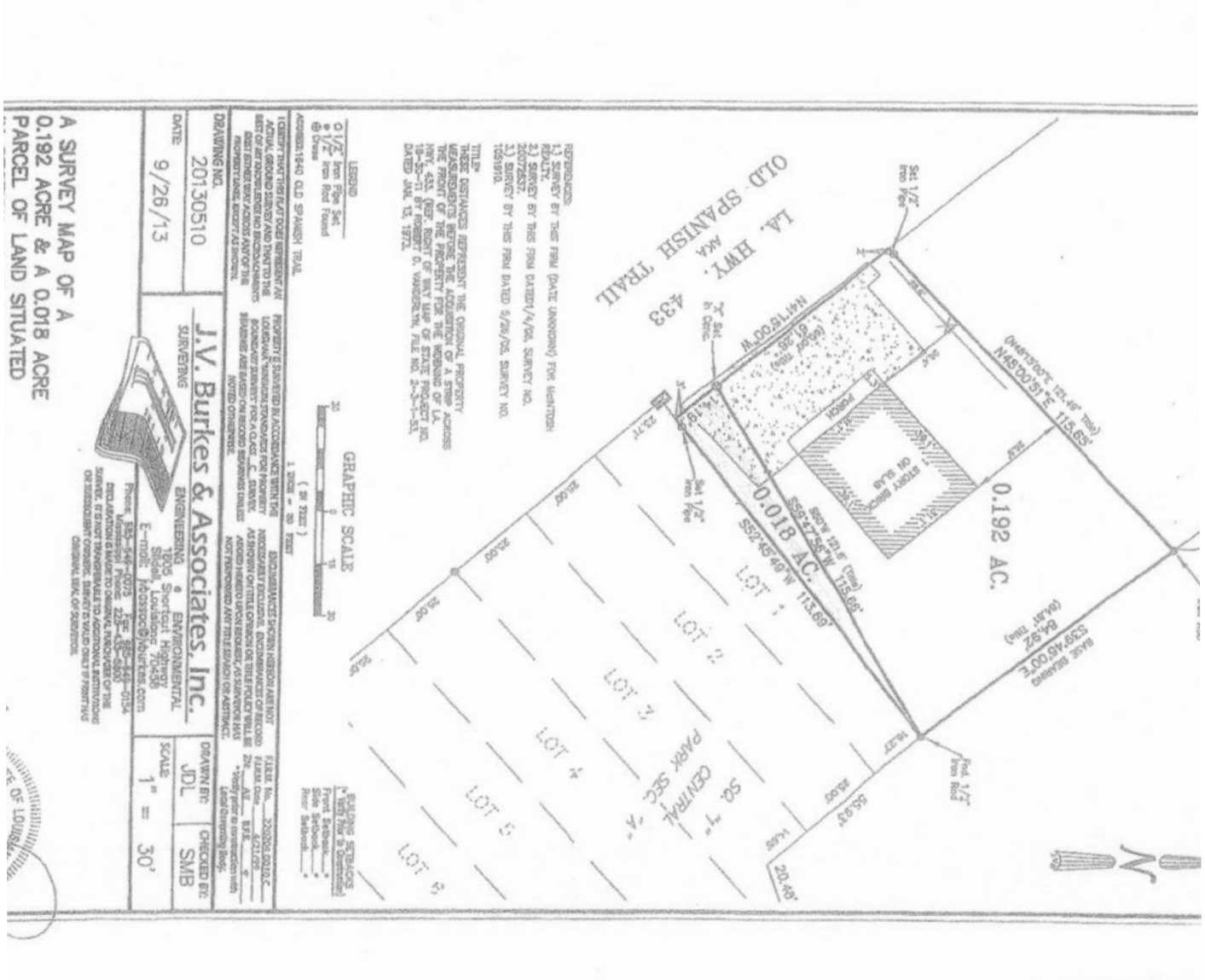

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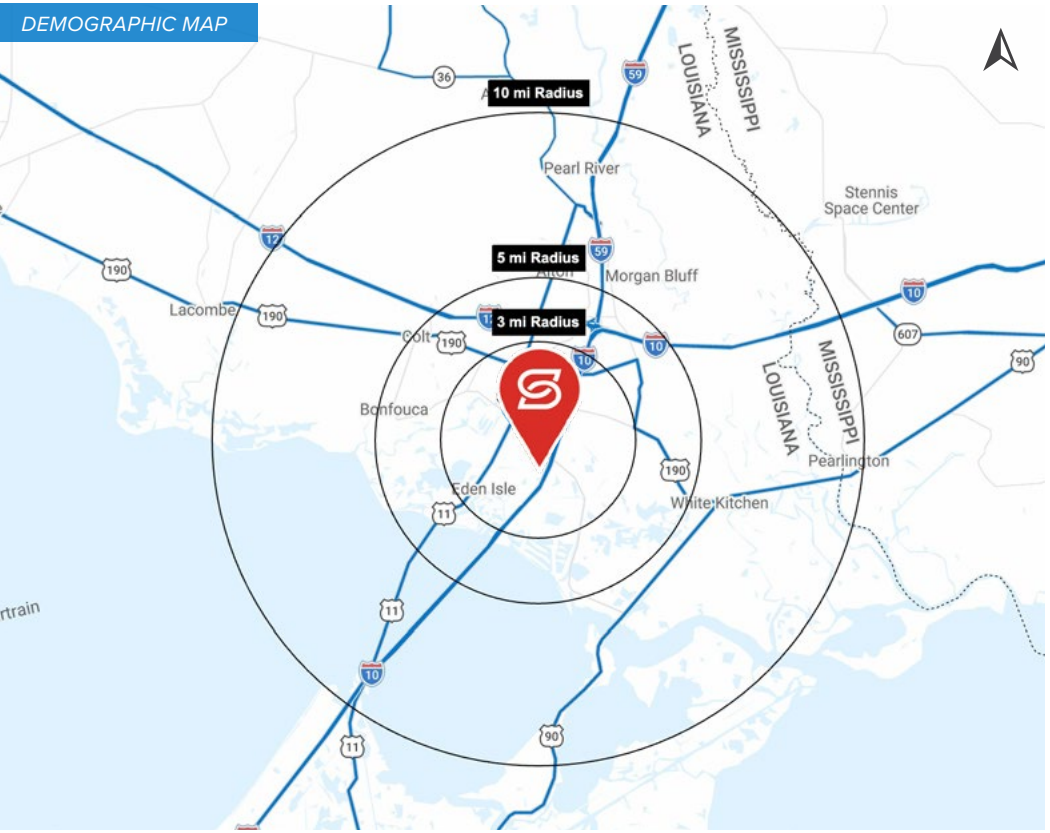
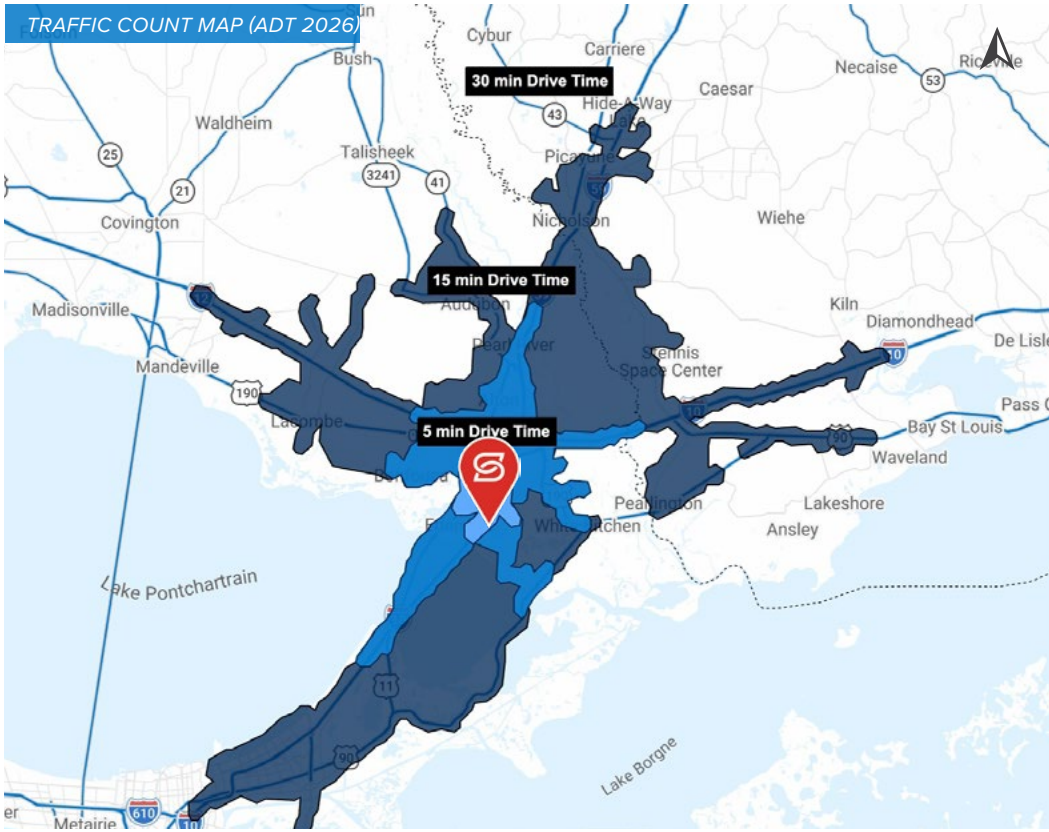
DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2026)



2026 DEMOGRAPHICS

POPULATION	3 MI	5 MI	10 MI
	45,498	85,623	111,229

AVG. HH INCOME	3 MI	5 MI	10 MI
	$100,319	$105,138	$103,047

HOUSEHOLDS	3 MI	5 MI	10 MI
	18,119	33,826	43,934

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