



HWY 90 COMMERCIAL SITE FOR SALE

1515 ANTHONY ST | MORGAN CITY, LA



SUMMARY

Located in St. Mary Parish off Highway 90. Formally a movie theater. This site offers direct access to Hwy 90 with adequate parking. Several neighboring national retailers include Walmart, Popeyes, UPS, Dollar General, Urgent Care, Walgreens & McDonald's. The highest and best use for this subject property is retail redevelopment.

SITE

74,749± total sf,
42,000± sf parking lot.

IMPROVEMENTS

14,650± sf

ZONING

HC/Highway commercial

PRICE

\$499,500

Max J. Derbes, Inc.
REALTORS ■

BRYCE FRENCH
504.427.2090
bryce.french@cbre.com

CAPSTONE
INVESTMENT PARTNERS

HAPPY DAVIS
504.355.6294
happy@cstoneinvestment.com

SAL CRIFASI *Broker on record*
337.280.3565
sal@cstoneinvestment.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





HWY 90 COMMERCIAL SITE FOR SALE

1515 ANTHONY ST | MORGAN CITY, LA

BUILDING AREA | 14,650± SF

Foundation: Reinforced Concrete

Bay Spacing: 20 ft

Eave Height: 24 ft

Exterior Walls: Steel R Panel

Roof: Steel R Panel



Max J. Derbes, Inc.
REALTORS ■

BRYCE FRENCH
504.427.2090
bryce.french@cbre.com

CAPSTONE
INVESTMENT PARTNERS

HAPPY DAVIS
504.355.6294
happy@cstoneinvestment.com

SAL CRIFASI *Broker on record*
337.280.3565
sal@cstoneinvestment.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





HWY 90 COMMERCIAL SITE FOR SALE

1515 ANTHONY ST | MORGAN CITY, LA

INTERIOR



Max J. Derbes, Inc.
REALTORS ■

BRYCE FRENCH
504.427.2090
bryce.french@cbre.com

CAPSTONE
INVESTMENT PARTNERS

HAPPY DAVIS
504.355.6294
happy@cstoneinvestment.com

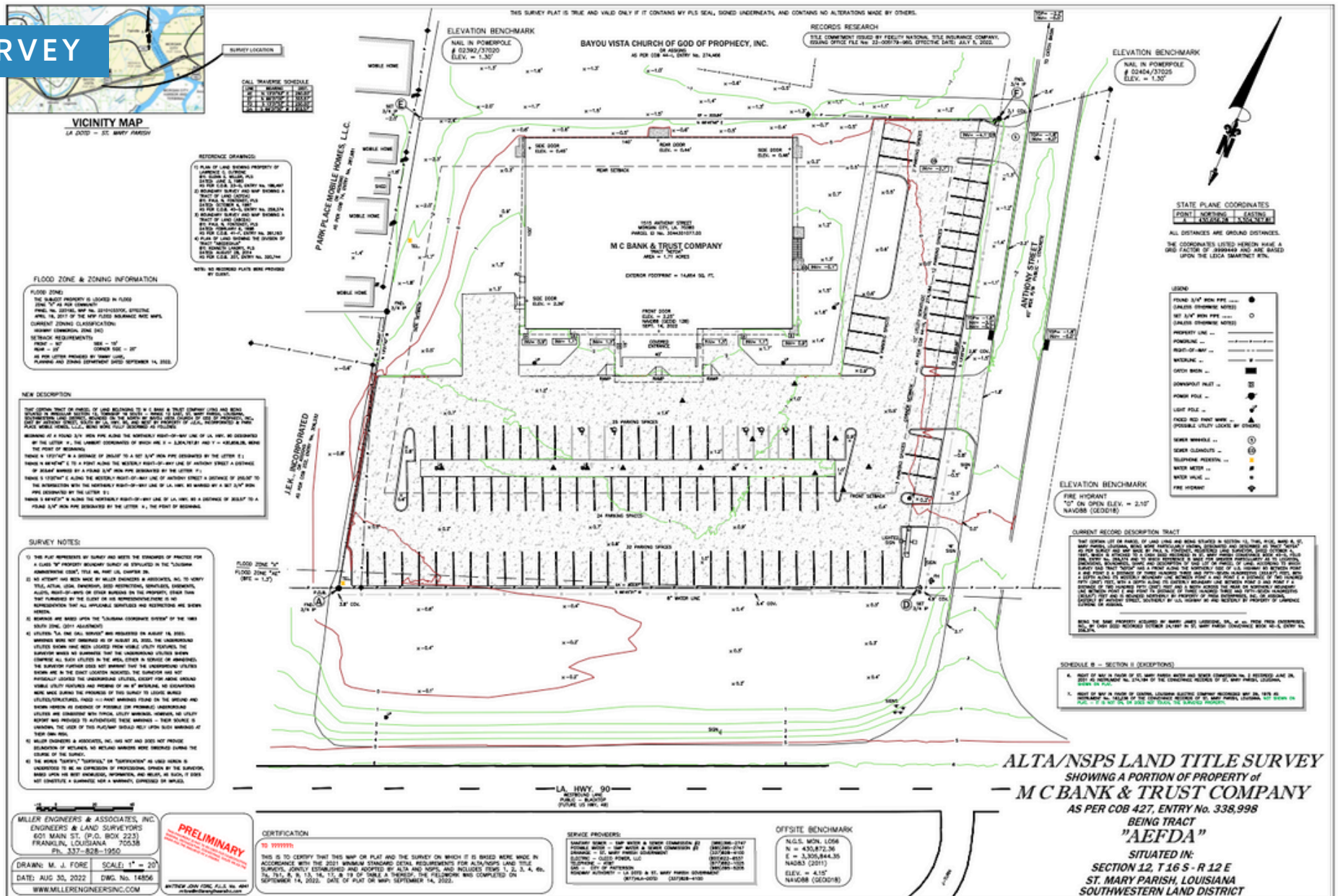
SAL CRIFASI *Broker on record*
337.280.3565
sal@cstoneinvestment.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123



SURVEY

HWY 90 COMMERCIAL SITE FOR SALE 1515 ANTHONY ST | MORGAN CITY, LA



Max J. Derbes, Inc.
REALTORS

BRYCE FRENCH
504.427.2090
bryce.french@cbre.com

CAPSTONE
INVESTMENT PARTNERS

HAPPY DAVIS
504.355.6294
happy@stoneinvestment.com

SAL CRIFASI Broker on record
337.280.3565
sal@stoneinvestment.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





HWY 90 COMMERCIAL SITE FOR SALE

1515 ANTHONY ST | MORGAN CITY, LA

AERIAL



Max J. Derbes, Inc.
REALTORS ■

BRYCE FRENCH
504.427.2090
bryce.french@cbre.com

CAPSTONE
INVESTMENT PARTNERS

HAPPY DAVIS
504.355.6294
happy@cstoneinvestment.com

SAL CRIFASI *Broker on record*
337.280.3565
sal@cstoneinvestment.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123



MAXDERBES.COM

The information contained herein was obtained from sources deemed reliable, but Max J. Derbes, Inc. does not guarantee its accuracy.



HWY 90 COMMERCIAL SITE FOR SALE

1515 ANTHONY ST | MORGAN CITY, LA

TRAFFIC COUNT

DOTD CETRIFIED DATA

3200± daily car count



AADT ⓘ								
	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2022	32,150 ³		9	56	28,325 (88%)	3,825 (12%)	Grown from 2021
	2021	30,047 ³		9	56	25,270 (84%)	4,777 (16%)	Grown from 2020
	2020	27,744	2,406	9	56	22,861 (82%)	4,883 (18%)	
	2019	35,176 ³				30,287 (86%)	4,889 (14%)	Grown from 2018
	2018	33,726 ³						Grown from 2017

Max J. Derbes, Inc.
REALTORS ■

BRYCE FRENCH
504.427.2090
bryce.french@cbre.com

CAPSTONE
INVESTMENT PARTNERS

HAPPY DAVIS
504.355.6294
happy@cstoneinvestment.com

SAL CRIFASI *Broker on record*
337.280.3565
sal@cstoneinvestment.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123

CCIM **SICOR**