

FOR SALE

\$775,000

3606 DELTA *** NNN LEASED INVESTMENT
5,000 INDUSTRIAL OFFICE WAREHOUSE
PARTIALLY FENCED STABILIZED YARD
LOTS 3A4A2A & 3A4A2B CONTAINING 1.6 AC.

Location: OFF HWY 74 NEAR HWY. 30 ST. GABRIEL LA.

GRBCommercial.com

GARY BINNS (225)268-8639

BRANDON BELL (225)910-3696

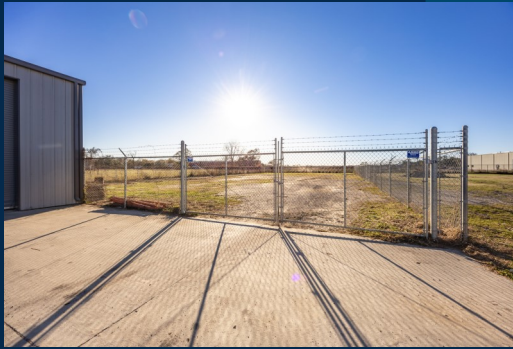
BECKY BROWN (225)806-2434



GRB Real Estate | 38058 Hwy 621, Suite F | Gonzales, LA 70737 | 225.677.6767

Licensed in the State of Louisiana

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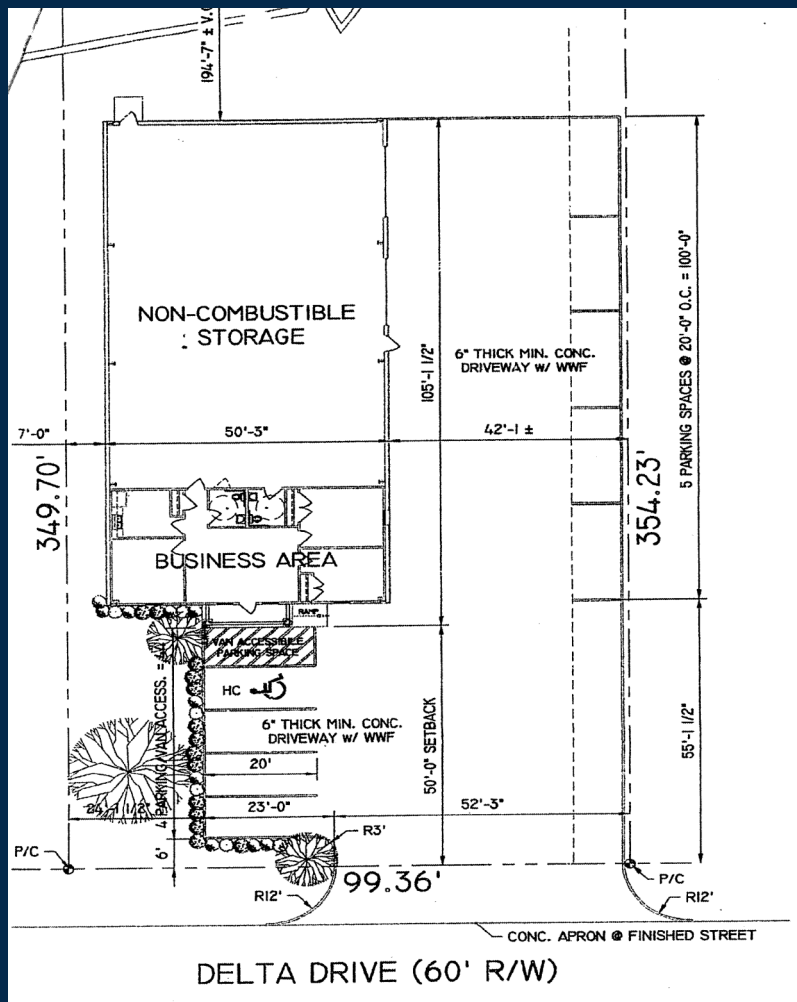


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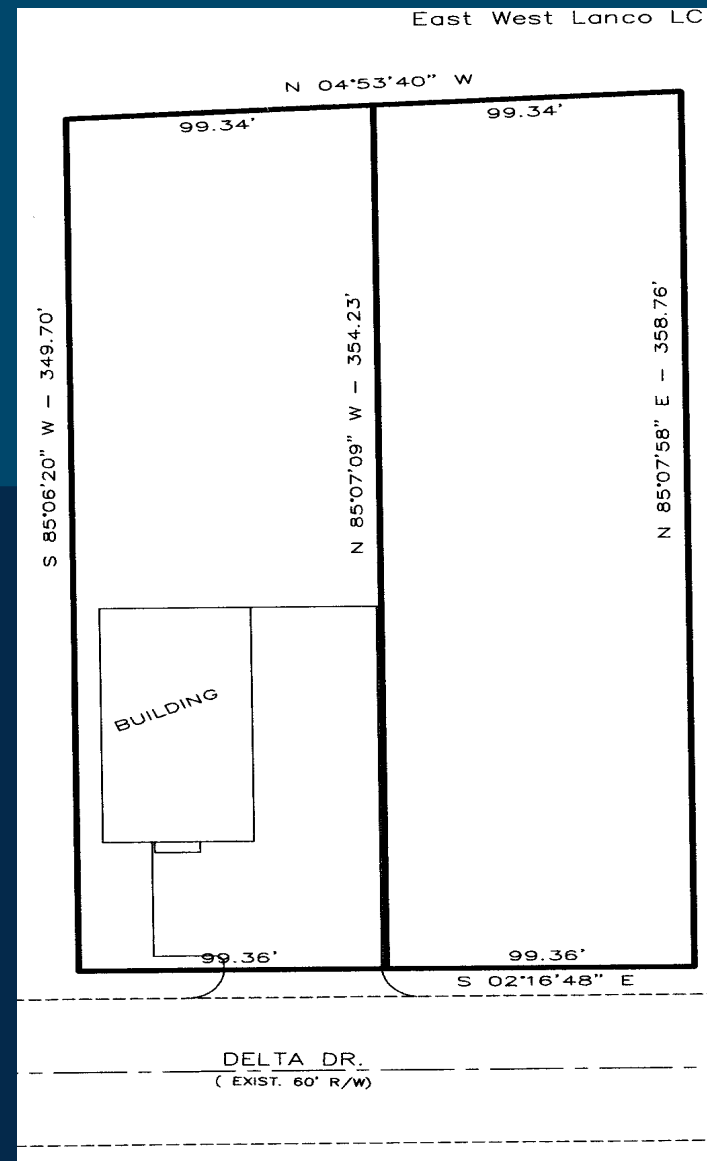


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3606 DELTA ST GABRIEL, LA.

5,000 S-F BUILDING WITH FENCED YARD

TWO .80 S-F LOTS

3 PHASE ELECTRICITY

CURRENT ANNUAL RENT \$11 psf NNN

TENANT LEASES THROUGH 5/2030

CURRENT ANNUAL INSURANCE \$6,000

CURRENT ANNUAL TAXES \$4,900

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