



# AVAILABLE



## *For Sale Investment Property*



**Location:** 1525 Lapalco Boulevard, Stes 1&2, Harvey LA 70058  
(Right off the corner of Manhattan Blvd. and Lapalco Blvd.)  
END CAP UNIT!!!

**Sales Price:** ~~\$399,000.00~~ **\$388,000.00**

**Tenant Info:** Currently leased to a Hookah Lounge <https://www.fifteen25lounge.com/>  
Lease information available upon request

**Building Size:** 2,500sf (1,500sf on the first floor and 1,000sf on the second floor)

**Condo Assoc.:** This property is part of as a condo association.  
Condo association documents available upon request.

**Description:** End Cap unit of a condo shopping center. Currently leased to a Hookah Lounge. Property was recently renovated and in excellent condition.  
Located in the heart of the westbank with a traffic count of over 42,000 vehicles per day. Plenty of parking. Pylon signage.

**JACK STUMPF  
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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**Listing Agent:** Jon Cerruti  
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