



of **KW** SOUTH
COMMERCIAL

Restaurant on Tunnel Blvd. For Sale



(985) 872-4598 www.loganbabin.com
400 Lafayette St., Houma, LA 70360

Agent: James Ricker Cell: (985) 870-3322 E-mail: james@loganbabin.com

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind.

References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.



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Property Summary

Description

The current home of the Watergrill Restaurant, which will continue operations during the listing, is available for sale. With 4,378 SF of GBA on a 1.05 acre lot, there are numerous possibilities for this high visibility location on West Tunnel Blvd.!

Key Features

- 3,776 SF Restaurant, Kitchen, and Indoor Seating
- 602 SF Boiling Room Area attached to Kitchen
- Outdoor Seating on covered patio or deck
- High-Traffic Count with almost 24,000 CPD
- Concrete parking area up front with additional rear
- Frontage on W. Tunnel with ingress/egress on Polk

1023 West Tunnel Blvd., Houma, LA



OFFERING PRICE: **\$ 695,000.00**

LAND SIZE: **+/- 1.053 Acres**

TOTAL BUILDING SF: **+/- 4,378 SF GBA**

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Building



Besides the interior seating area, there is also a lit, covered patio for outdoor dining or entertaining.



There is even more additional outdoor seating with benches on the side wooden deck.

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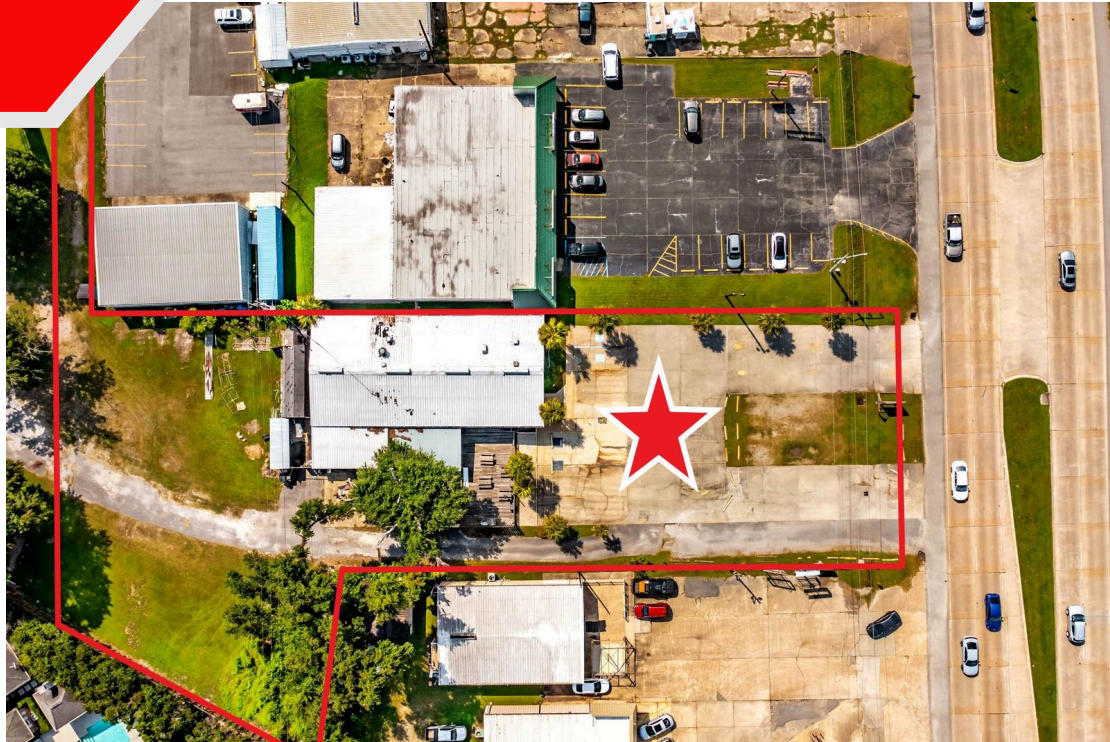
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Aerial View



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Listing Agents



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