



# FOR SALE OR LEASE

4824 LA HWY 19, ZACHARY, LA 70791



**MAJOR PRICE REDUCTION**

## FULLY RENOVATED OFFICE FOR SALE OR LEASE IN THE HEART OF ZACHARY

- FRONTAGE ON TWO STREETS

### INCLUDES:

- 9 PRIVATE OFFICES
- CONFERENCE ROOM
- 2 BATHS
- RECEPTION/OFFICE
- MANAGER'S FRONT OFFICE
- LARGE LOBBY-SHOWROOM
- 25 PARKINGS SPACES

## OFFERING SUMMARY

Building Size: 3,941+/- SF

Zoning: BP - Business Park

Sale Price: **\$699,000.00** (Below Appraisal)

Lease Rate: \$5,255.00/month

Land Size: 100' x 150'

New Parking Lot

Frontage on Hwy 19 & Rankin Street

Just off the intersection of Hwy 19 & Main St.

### DERBES FALGOUST COMMERCIAL REAL ESTATE

10455 Jefferson Hwy, Suite 210  
Baton Rouge, LA USA 70809  
225.778.5858

**RANDY HERRING, CCIM**  
(225) 405-0927  
**SCOT GUIDRY, CCIM**  
(225) 405-9400



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COMMERCIAL REAL ESTATE



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FULL INTERIOR RENOVATION INCLUDING NEW H/VAC SYSTEM  
NEW BRICK EXTERIOR FINISH AND PAVED PARKING

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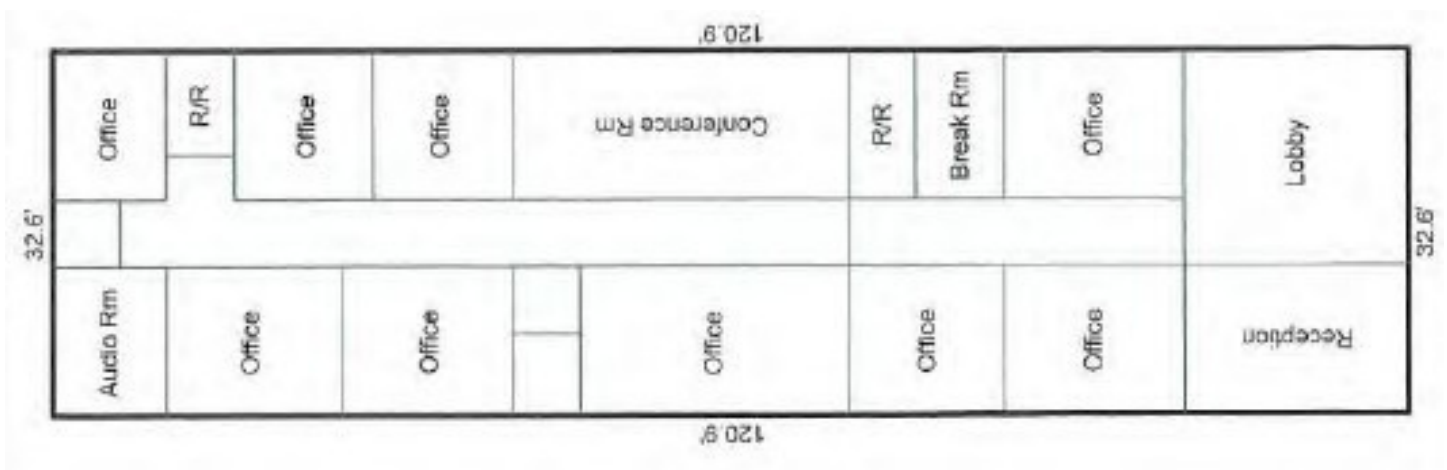
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