Two-Tenant Investment Opportunity

792 E I-10 Service Rd, Slidell, LA 70461

For Sale



COMMERCIAL REAL ESTATE

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Sale Price	**$1,400,000**
Building size	9,900 SF
Property Type	Investment, Retail
Parking	Surface Lot

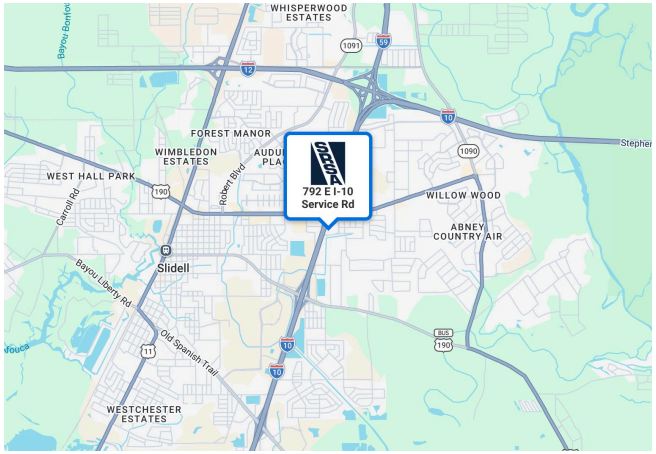
- Suite A | Las Morritas Taqueria: ±7,700 SF restaurant space
- Suite B | Fire N Ice Hookah Lounge: ±2,200 SF
- Quick I-10 access to the greater New Orleans metro
- Surrounded by restaurants, hotels, and essential services
- Minutes from Slidell Memorial Hospital East

Property Description

This two-tenant retail property offers investors a distinctive dual-venue hospitality opportunity in Slidell. Two adjacent buildings house Las Morritas Taqueria and Fire N Ice Hookah Lounge, pairing a restaurant with a hookah lounge and bar. The complementary concepts spread the property's income across two separate operators.

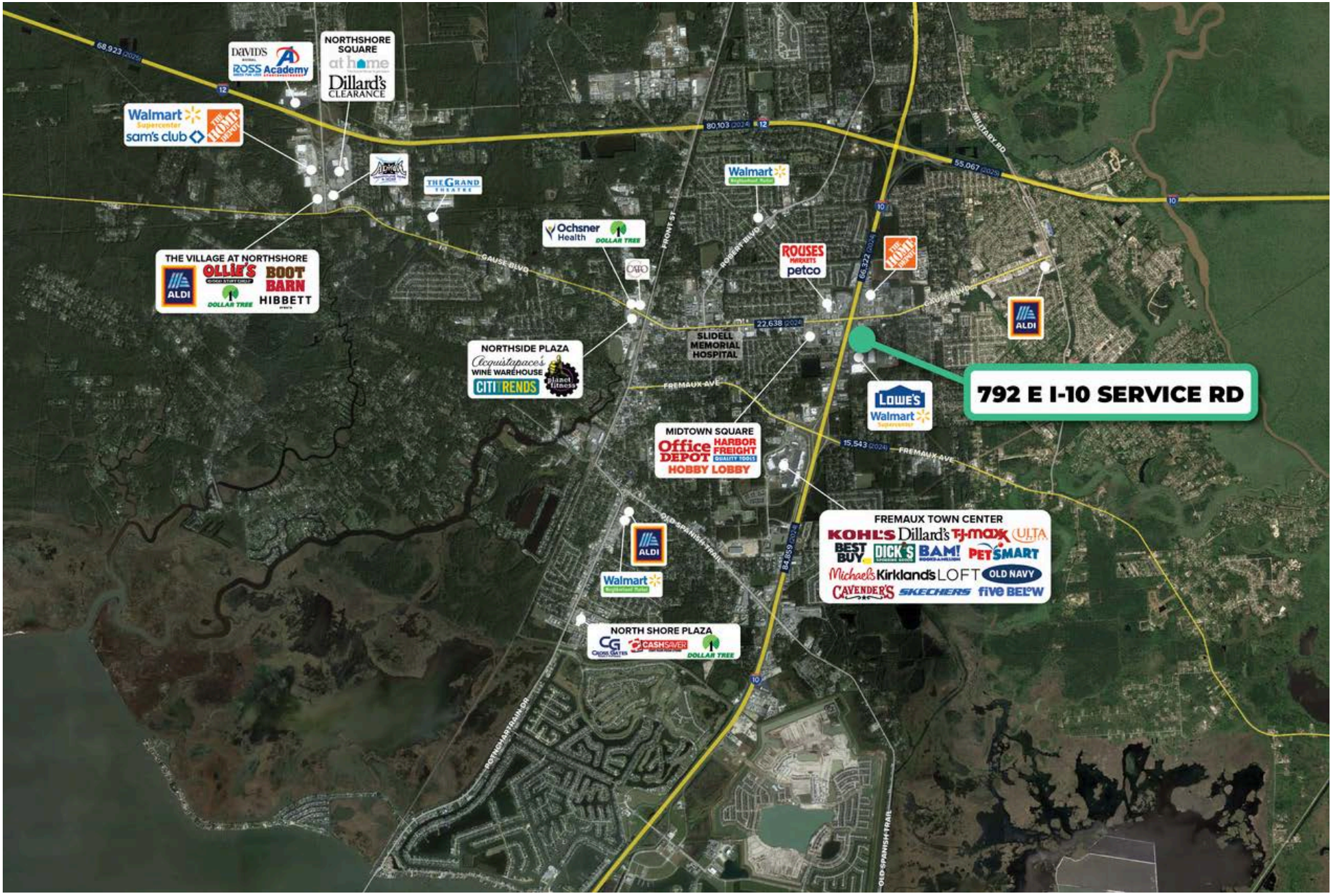
Location Overview

The property sits along the I-10 Service Road near the Interstate 10 and Gause Boulevard interchange, a well-established retail and commercial corridor. Walmart Supercenter, Lowe's, The Home Depot, and Rouses Market draw consistent activity to the trade area.



Slidell Market Aerial

792 E I-10 Service Rd, Slidell, LA 70461



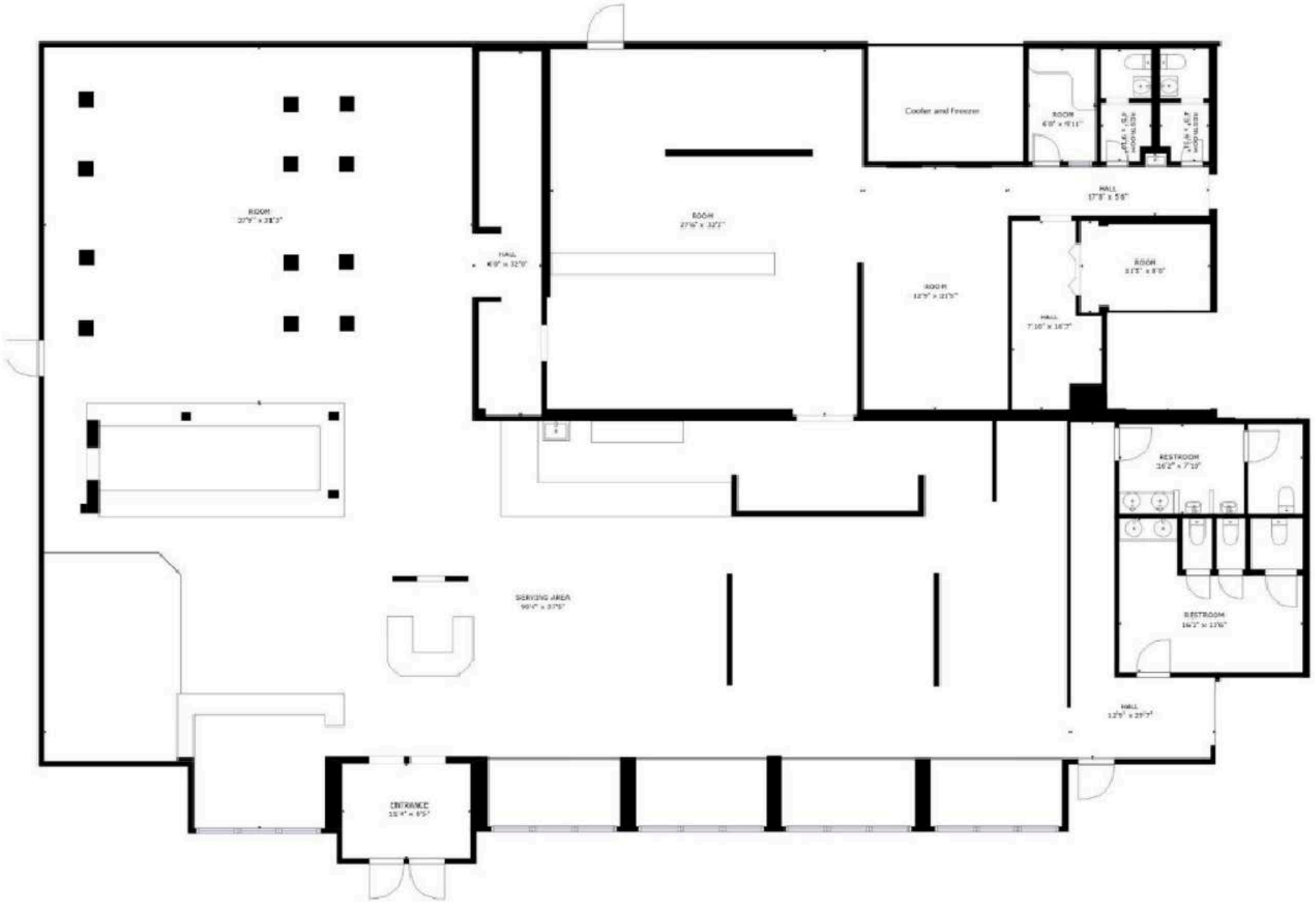
I-10 and Gause Blvd Aerial

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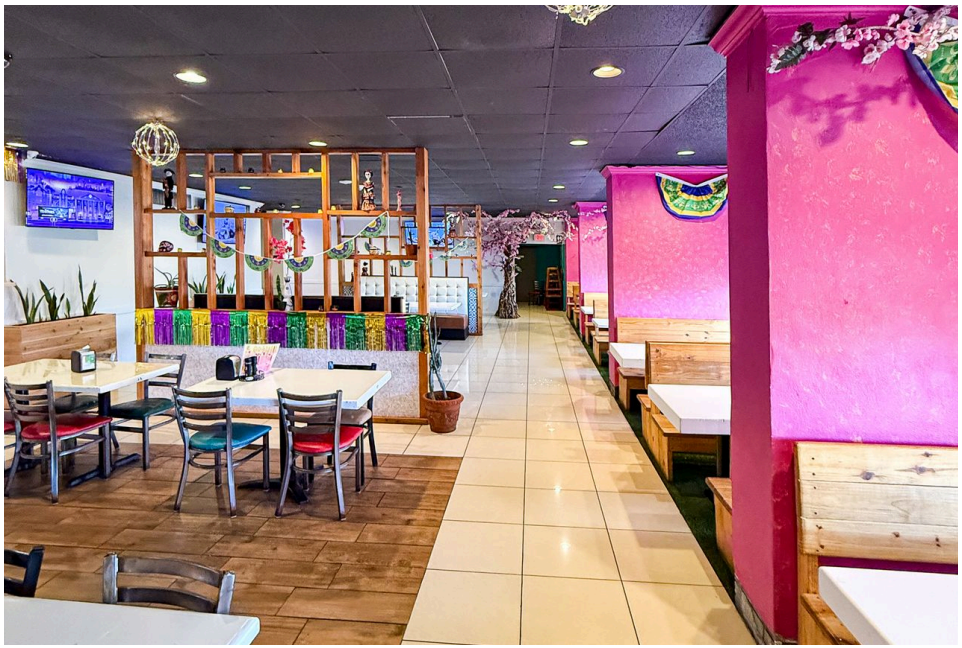
Las Morritas Site Plan

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Interior Photos

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Demographics (Drive Time)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	3,081	48,596	94,467
Total Daytime Population	6,336	52,212	86,589
Total Households	1,009	19,063	37,547
Median HH Income	$102,894	$80,104	$78,048
Total Businesses	330	2,824	4,055

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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____