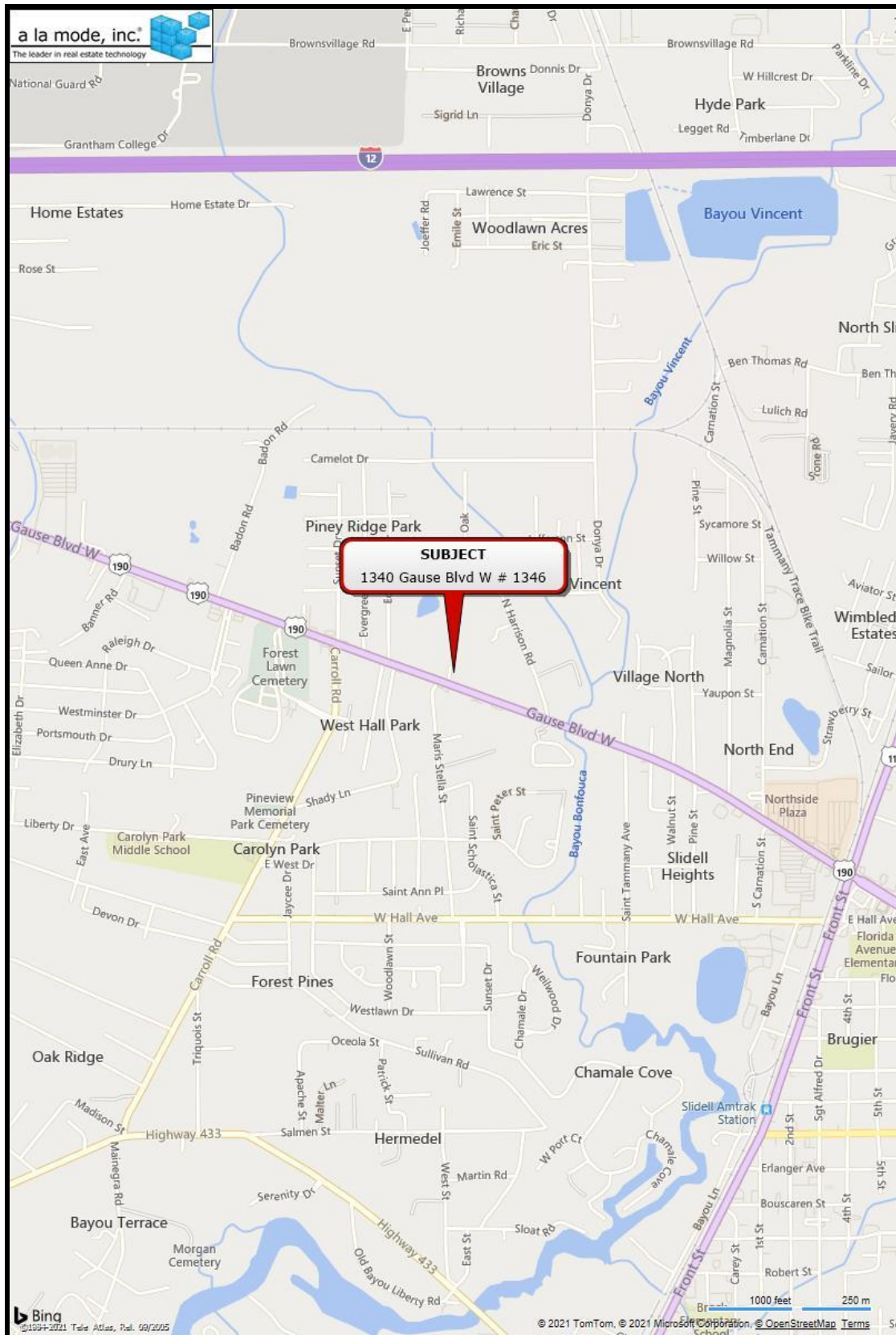
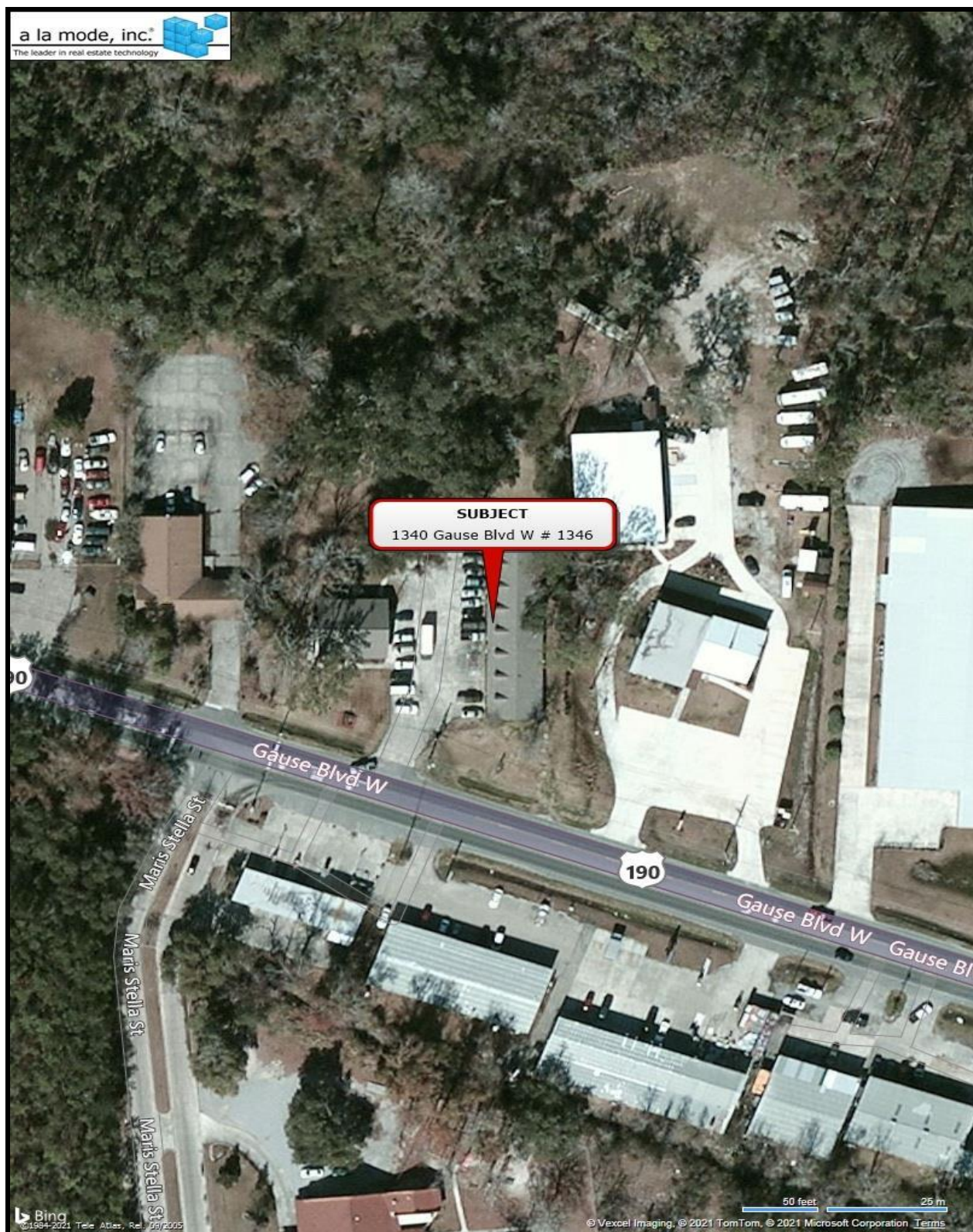


Area Map

Aerial Map



SITE DESCRIPTION

Legal Description

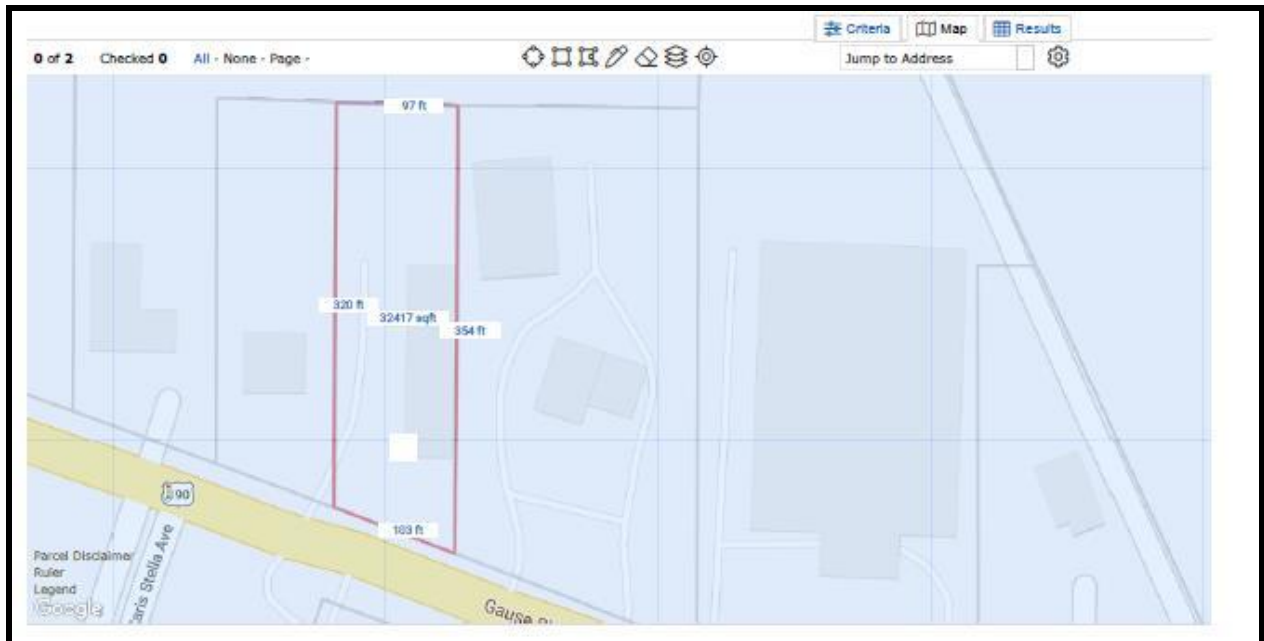
PARCEL MEAS 319.03X94.42X349.81X100.0 SEC 4 9 14

Topography & Servitudes

The subject site is a level, well drained site covered by the existing improvements and a concrete parking area. All Public utilities are currently available and there were no known servitudes. A current survey is recommended for verification.

Size & Shape

The subject's site is rectangular in shape and measures approximately 103/97' x 320/354' and contains approximately 32,417 square feet of land area. The subject is located on Gause Boulevard W. in Slidell, LA.



Zoning

The St. Tammany Parish Zoning Maps assign a zoning classification of HC-2 (Highway Commercial).

Sec. 130-917. - Purpose.

The purpose of the HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.

IMPROVEMENT DESCRIPTION

The subject site consists of approximately 32,417 square feet of land area and is improved with a good quality commercial building containing a total of approximately 4,650 square feet of improved space. The subject has a concrete slab foundation, brick veneer exterior, composition shingle roof, aluminum windows, and aluminum gutters. There is a covered porch area running the length of the building and a concrete parking area on the side. The subject is average/good quality and the condition was average.

The interior has vinyl tile, hardwood, and laminate flooring, drywall walls, and typical plumbing and electrical fixtures. The interior was divided into four units (see sketch).

The subject appeared to have routine maintenance with some updating to the short-lived items within the last five years. There were no obvious repairs needed at the time of the inspection. The subject was in average condition.

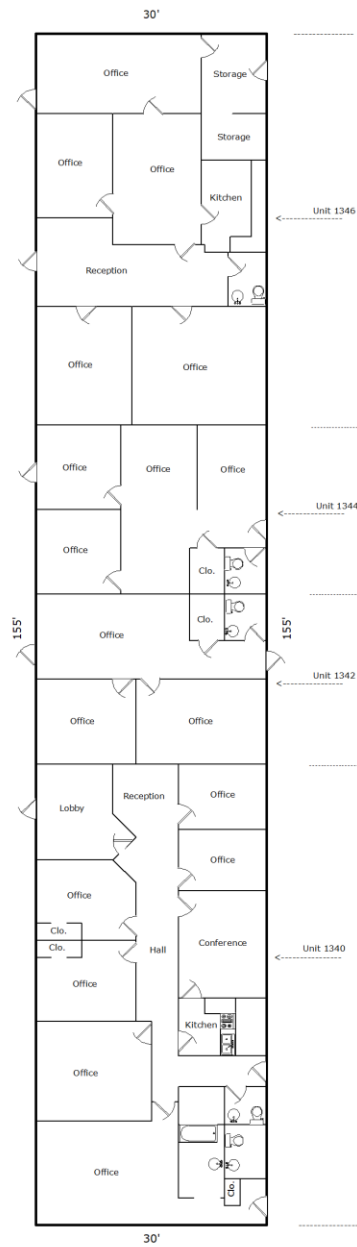
Land Area:	32,417 Square Feet
Building Area:	Unit 1340 – 1,800 square feet Unit 1342 – 660 square feet Unit 1344 – 660 square feet Unit 1346 – <u>1,530 square feet</u> 4,650 square feet
Age:	40 +/- (Actual) 25 Years (Effective)

Construction

Exterior wall:	Brick Veneer
Roof:	Composition shingle
Structure:	Wood Frame
Windows:	Average
HVAC:	Central a&h
Plumbing:	Adequate
Electrical:	Adequate

Interior

Flooring:	Ceramic tile, laminate, and carpet
Walls:	Drywall
Ceilings:	Drywall
Lighting:	Typical

Sketch

Sketch by Apex Sketch v5 Standard™

Additional Photos



Interior



Interior



Interior



Interior



Interior



Interior