

# 431 4th Street

## 431 4th Street, Westwego, LA 70094



Listing ID:	30709635
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Free-Standing Building, Street Retail
Contiguous Space:	3,500 SF
Total Available:	3,500 SF
Gross Land Area:	27,000 SF
Lease Rate:	\$5.14 - 8.57 PSF (Annual)
Base Monthly Rent:	\$1,499 - 2,499
Lease Type:	NNN
Nearest MSA:	New Orleans-Metairie
County:	Jefferson
Zoning:	C-2, COMMERCIAL
Building/Unit Size (RSF):	3,500 SF
Property Visibility:	Good



### Overview/Comments

Former Capital One Bank Building in Westwego available for sale or lease. Large corner lot with great visibility. Building in need of major renovations but has a lot of potential. Drive-thru capabilities. C-2 zoning allows for property to be converted into a wide variety of commercial uses, including but not limited to, other retail and office space. Lease rate is \$1,500/month for the first year, \$2,000/month for the 2nd year, and \$2,500/month for the 3rd year.

Also available for sale for \$250,000.

#### More Information Online

<https://latterblum.catylist.com//listing/30709635>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



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