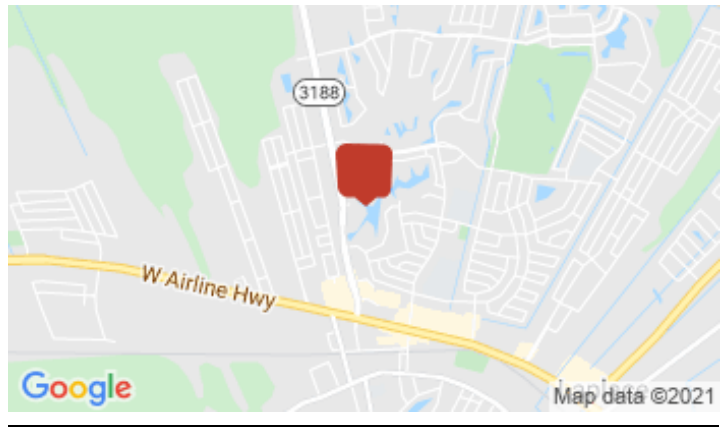


Multi-Tenant Sale Leaseback

1707 Chantilly Dr, Laplace, LA 70068



Listing ID:	30653988
Status:	Active
Property Type:	Office For Sale
Office Type:	Office Building
Gross Land Area:	1.07 Acres
Sale Price:	\$910,606
Unit Price:	\$147.04 PSF
Sale Terms:	Cash to Seller, Sale/Leaseback
Nearest MSA:	New Orleans-Metairie
County:	St John the Baptist
Tax ID/APN:	9643042724
Zoning:	LC-1, LIGHT COMMERCIAL
Property Use Type:	Investment
Class of Space:	Class A
Gross Building Area:	6,193 SF
Building/Unit Size (RSF):	6,193 SF
Cap Rate:	8.0%
Property Visibility:	Excellent
Year Built:	2007
Parking Type:	Surface



Overview/Comments

Sale/Leaseback Investment opportunity in LaPlace, Louisiana. This is a Net Net (NN) multi-tenant investment which includes long-term leases with well-established tenants in the New Orleans MSA. Two of the three tenants currently own the office building and will agree to leaseback their space for a period of three years commencing at the act of sale.

This multi-tenant office includes Class A amenities and is well-positioned in a professional office park. The subject property has been meticulously maintained and is in excellent condition.

The Net Net Lease structure is advantageous to an investor. This structure includes tenant reimbursements for property insurance, common area maintenance, and repairs. The new owner will be responsible for annual property taxes. NN leases afford an investor control of major expenses.

More Information Online

<https://stirlingprop.catalist.com//listing/30653988>

QR Code

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Property Contacts



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