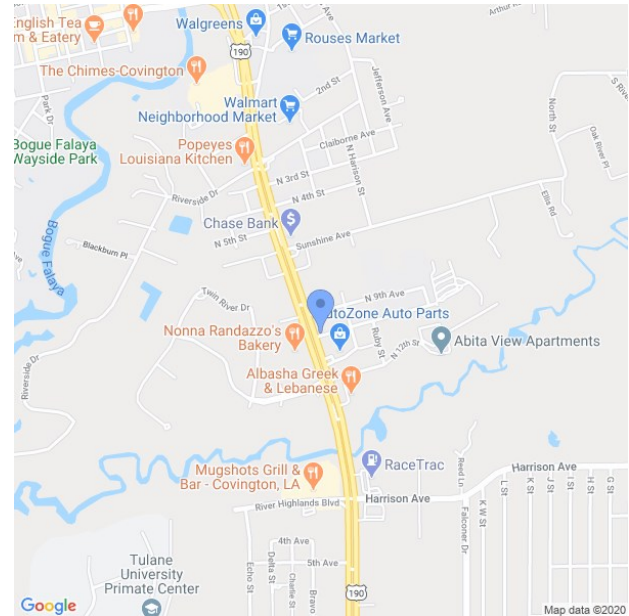


Colony Square - Highway 190 Office

19317 N 10TH STREET, COVINGTON, LOUISIANA 70433



COMMERCIAL • OFFICE • FOR SALE OR LEASE



SALE PRICE **\$569,500**

LEASE RATE **\$8.51/SQFT MG**

SALE TYPE **OWNER USER**

ZONING **HC2**

BLDG TYPE **MULTI-TENANT**

CLASS **C**

STATUS **EXISTING**

YEAR BUILT **1983**

YEAR RENOVATED **2014**

STORIES **2**

CAP RATE **8.60%**

GROSS BLDG **6,588 SQFT**

RBA **6,588 SQFT**

CONTIG SPACE **1,938 SQFT**

LAND AREA **.44 ACRES**

AVAIL PARKING **4/1000SQFT**

CEILING HEIGHT **12.0 FT**

PRIME CORNER LOCATION ON HWY 190 IN COVINGTON. NEAR

IMPROVEMENTS ALL MAJOR COMMERCIAL WITH 50K+ CARS PER DAY. 100 X 200 LOT

NET OP INC **\$48,966**

MARKET **NEW ORLEANS**

SUB-MARKET **NORTHSHORE NEW ORLEANS - COVINGTON**

0.44 ACRES SITUATED IN PORTION OF SQUARES 32 AND 48 - AND A PORTION OF ZULA ST., MAILLEVILLE SUBDIVISION

- Perfect for owner/user needing convenient office space with highway visibility
- Reserved Covered Parking For Each Suite Plus Additional Customer Parking in Front
- 1 Suite Available, Modified Gross Lease
- Suite E: 1938 SF - Second floor location with lots of offices and plumbing throughout.
- Owner Financing Available



Brent Cordell

KW Commercial | Northshore

☎ (985) 727-7000

☎ (985) 373-6417

✉ bcordell@kw.com



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