

Fenced Vacant Lots With Power For Lease 2434-48 Tifton St., Kenner, La. 70062



- This is a 150' x 120' site offering, fenced location with concrete aprons, gates and electricity. Site is offered as three (3) single 50' x 120' lots or can be combined as needed (1, 2, 3 or 4 lots) for a total of 18,000 sf site. Owner completing yard now.
- Excellent yards for equipment or construction site or similar needs.
- Current zoning is L-I offering wide variety of uses.
- Located adjacent Louis Armstrong International Airport with easy access to and from I-10 and surrounding Metro Areas via Bainbridge to Vets then Loyola or Williams Blvd. to I-10.
- Lots offered at \$1,600.00 plus utilities for lot with covered "lean-to" or \$1,900.00 with small Landlord provided office trailer and "lean-to". Owner will discount price for multiple lots.

Contact Al Oglesby, **CCIM**, **CPM**[®], **CEA**
at

The **ALCOR** Group for further information!

Office: 504-887-2800 ext. 201 - Cell: 504-416-3555 - E-mail: Al@alcorgroup.com

Visit our website at www.alcorgroup.com for this and other available spaces.

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Voice: 504.887.2800 - Voice: 318.521.6222 - Fax: 504.889.1300

Website: www.alcorgroup.com
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Street View



Interior View (entire site)



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Lean-To



Trailer



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SQ. NO. 86, BAINBRIDGE OFFICE & INDUSTRIAL PARK
JEFFERSON PARISH, LA (Kenner)
(Formerly Kenner Project, Sec. 4)
 A Boundary Survey of Lots 23-32.

25TH ST.
(Not Improved)



THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

Note: Improvements may not be to scale for clarity. The dimensions shown prevail over scale. 90° Lot angles as per plan of lots.

Date: September 25, 2020

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:148 Chapter 29 for a Class "C" survey.

Gilbert, Kelly & Couturie, Inc., Professional Land Surveying
 2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121



156408



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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: _____
 Title: _____
 Date: _____
 Licensee: _____
 Date: _____

 By: _____
 Title: _____
 Date: _____
 Licensee: _____
 Date: _____



AgencyForm Rev. 10/10



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