

Commercial Building/Site For Sale - Mandeville 245 Antibes Street



- Located on the shore of a Lake Pontchartrain Marina near the foot of the Causeway bridge in Mandeville, this Commercial building consists of approx. 2,600 sf of conditioned space. Land area is approx. 10,000 sf within a planned Marine District/Commercial area. Building over looks Marina/Harbor. Adjacent vacant land could also be available if needed for re-development!
- Has been operated as a successful Salon since 2007. The interior is extremely well appointed and could not be reproduced for the asking price. Offering includes existing building, land and all fixtures, furnishing and equipment if so desired. Excellent opportunity for new salon operator or expansion of existing Salon operation.
- Plenty of onsite parking in front with additional rear parking. Adjacent land could be available of required/desired; see agent for more details.
- Asking ~~\$580,000.00~~ **\$555,000.00, motivated; bring offers!!** subject to reasonable offers. **PLEASE DO NOT APPROACH PERSONNEL!**

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.

Licensed by the Louisiana Real Estate Commission

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245 Antibes St. - Mandeville LA.



Front Parking & Rear Harbor



Rear Deck Area



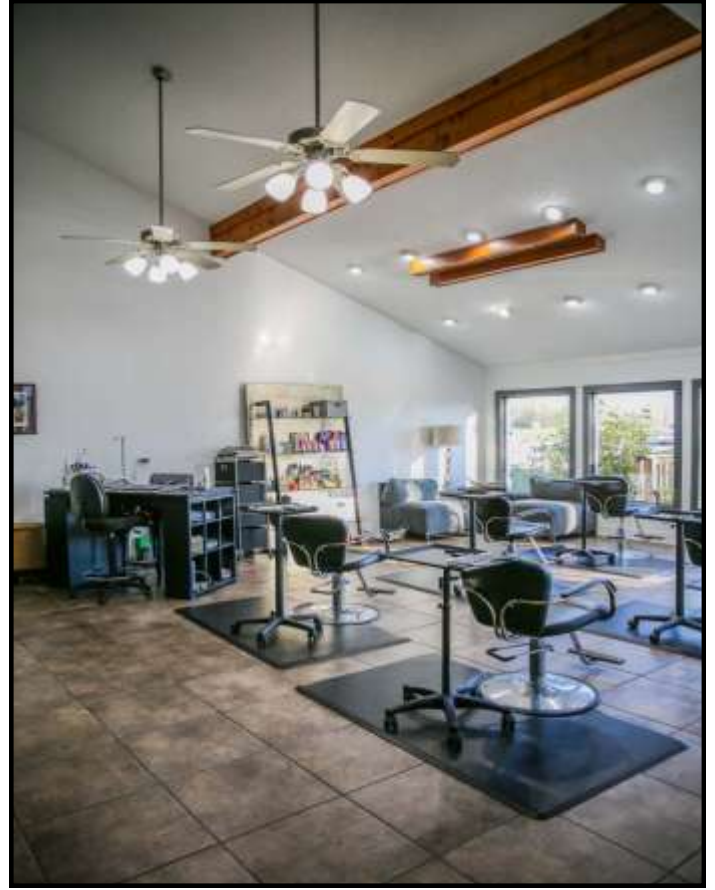
Rear Deck Facing Building



Rear Deck Facing Harbor



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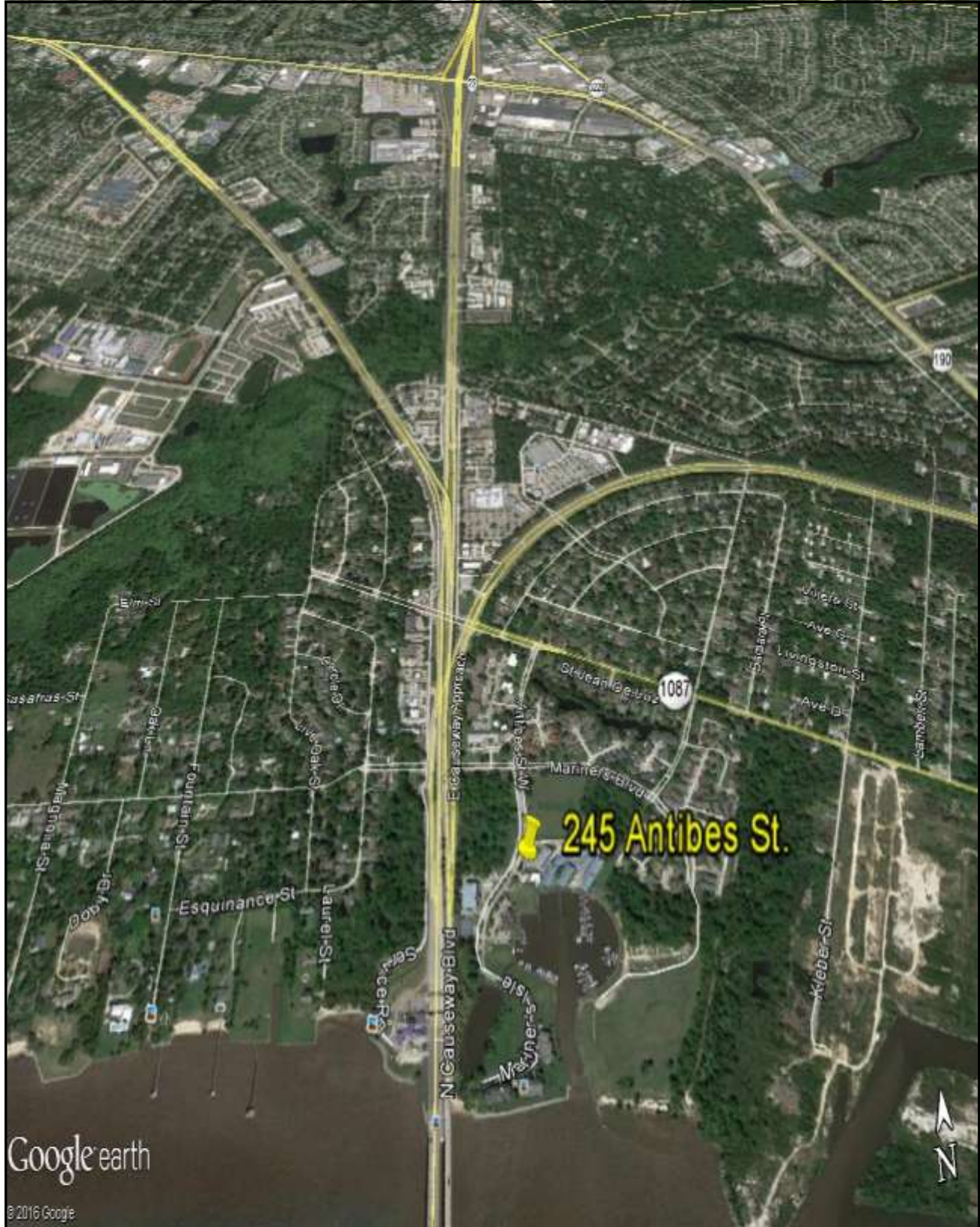
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**Additional adjacent land could be available if needed/desired;
see Broker/Agent for details!!!!!!**



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Google earth

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"A FULL SERVICE REAL ESTATE COMPANY"



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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

