

Development/Sub-Lease Opportunity

Intersection of Metairie Road & N. Labarre



- Excellent opportunity for long term land lease with development potential.
- Site offers 245' feet (approx. 39,514 total sf) of Metairie Road frontage at one of Old Metairie's highest traffic count intersections with excellent visibility.
- C-1 zoning with permitted uses including Banks and similar institutional users, Medical Facility, Office Buildings, Retail Centers an more.
- Motivated/Creative Landlord open to all reasonable offers.
- Site offered at initial asking of \$12,100.00 per month net taxes and insurance.

E-mail Al Oglesby, **CCIM**, **CPM**®, **CEA** at Al@alcorgroup.com or call The **ALCOR** Group for additional information!

Visit our website for drawings and fliers of other offerings at www.alcorgroup.com

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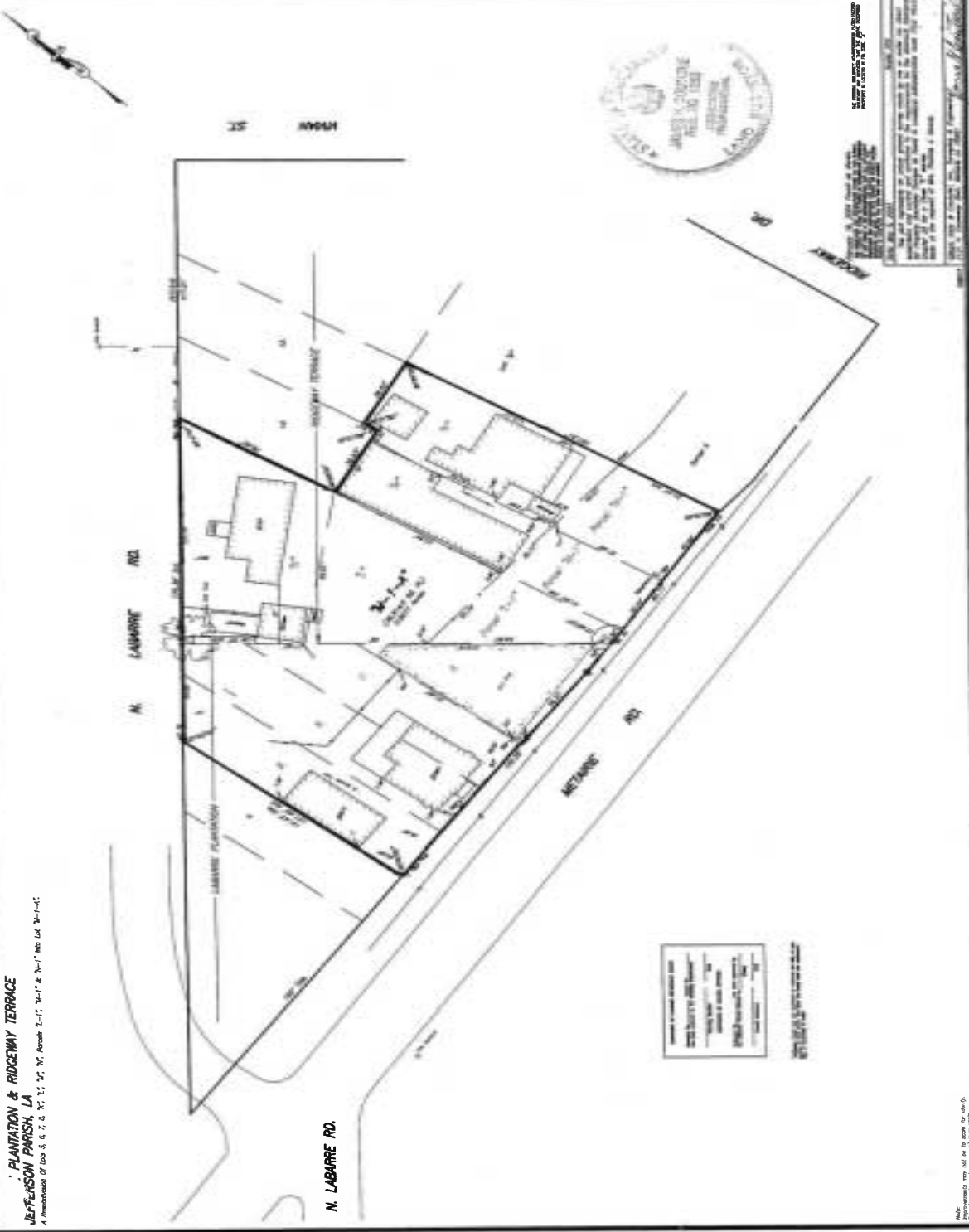
Certified
Property
Manager

4430 S. I-10 Service Road - Metairie, LA 70001
Office (504)-887-2800 - Fax (504) 889-1300
"A FULL SERVICE REAL ESTATE COMPANY"

Al Oglesby, CCIM, CPM®, CEA



PLANTATION & RIDGEWAY TERRACE
 JEFFERSON PARISH, LA
 A Resubdivision of Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



NOTES TO BE OBSERVED BY THE BUYER:
 1. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES.
 3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
 4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE.

DATE: 12/15/2004
 TIME: 10:15 AM
 DRAWN BY: J. M. BARRON
 CHECKED BY: J. M. BARRON

THIS PLAN IS SUBJECT TO THE EXISTING RECORDS OF THE STATE OF LOUISIANA, AND THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES.
 THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
 THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE.

