

FOR SALE | RETAIL PROPERTY

PALM ISLAND CAR WASH

1512 CHEMIN METAIRIE RD, YOUNGSVILLE, LA 70592



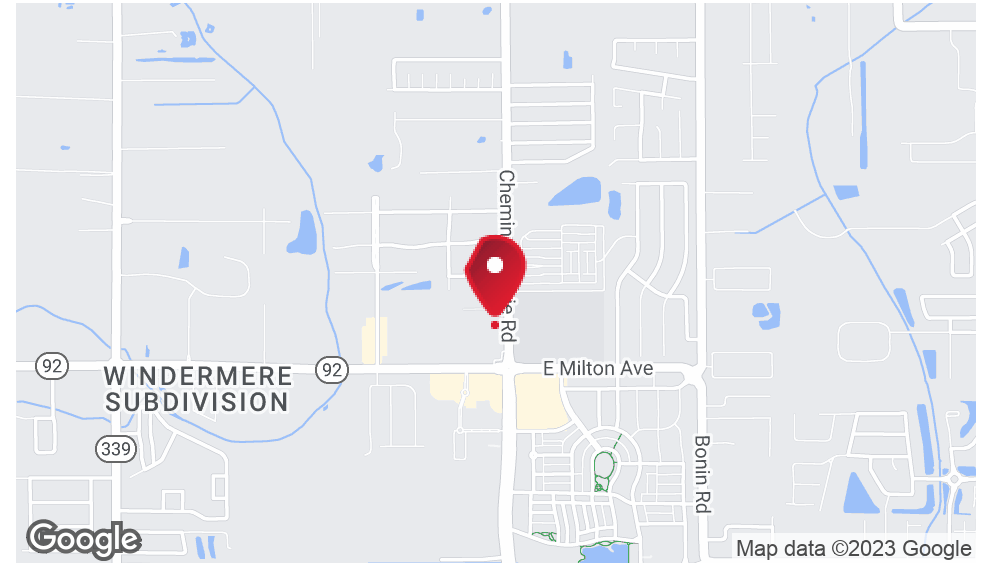
PRESENTED BY:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,250,000.00
Building Size:	+/- 2,133 SF
Lot Size:	+/-30,000 SF
Year Built:	2009

PROPERTY OVERVIEW

Current Palm Island Car Wash For Sale. This Commercial space is located on Chemin Metairie Rd in a rapidly expanding & developing city of Youngsville, LA. This highly trafficked location provides a promising atmosphere for successful retail or dining services. While there is a moratorium on new car wash developments since the current site has a car wash permit in place the property also offers a unique opportunity to redevelop the site.

LOCATION OVERVIEW

Located at near the new Rouses Supermarket, this high-traffic locale offers exceptional visibility and accessibility, positioning your business at the epicenter of Youngsville's dynamic retail scene. Benefit from the draw of established brands like McDonald's, Smoothie King, and Rouses, capitalizing on a thriving retail ecosystem. With +/- 30,000 square feet of space, you have the flexibility to bring your retail vision to life. This prime property fronts a major thoroughfare, ensuring maximum visibility and easy access, while a proven track record of commercial success in the area makes it an attractive investment opportunity. Seize this chance to shine in the retail sphere.

RETAIL PROPERTY
FOR SALE

RE/MAX COMMERCIAL BROKERS INC

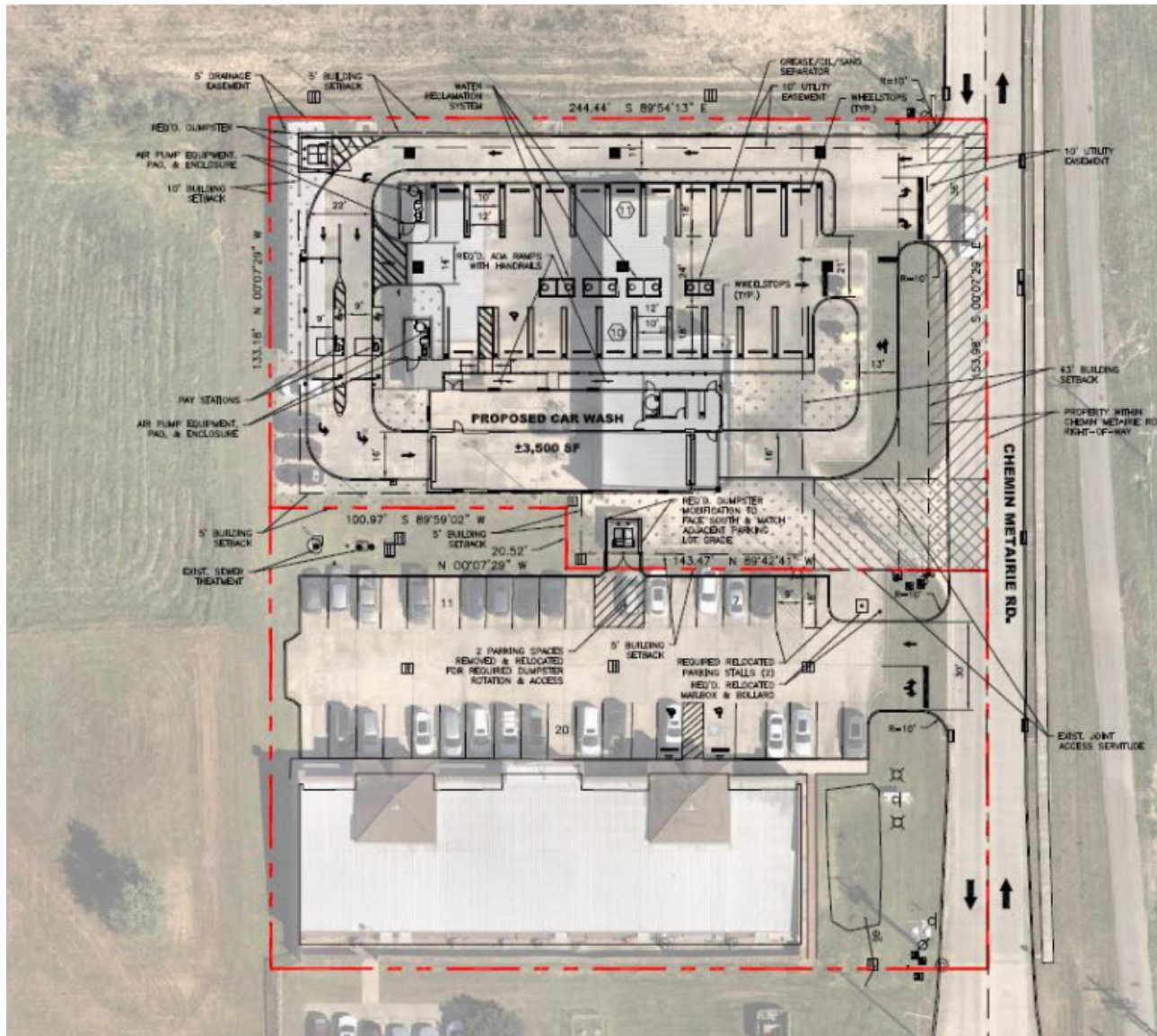
Each office independently owned and operated

3331 Severn Ave | Suite 200
Metairie, LA 70002

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CAR WASH SITE PLAN



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