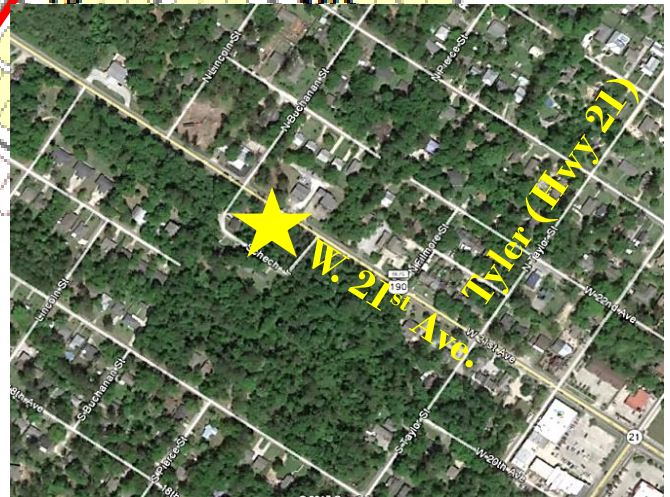
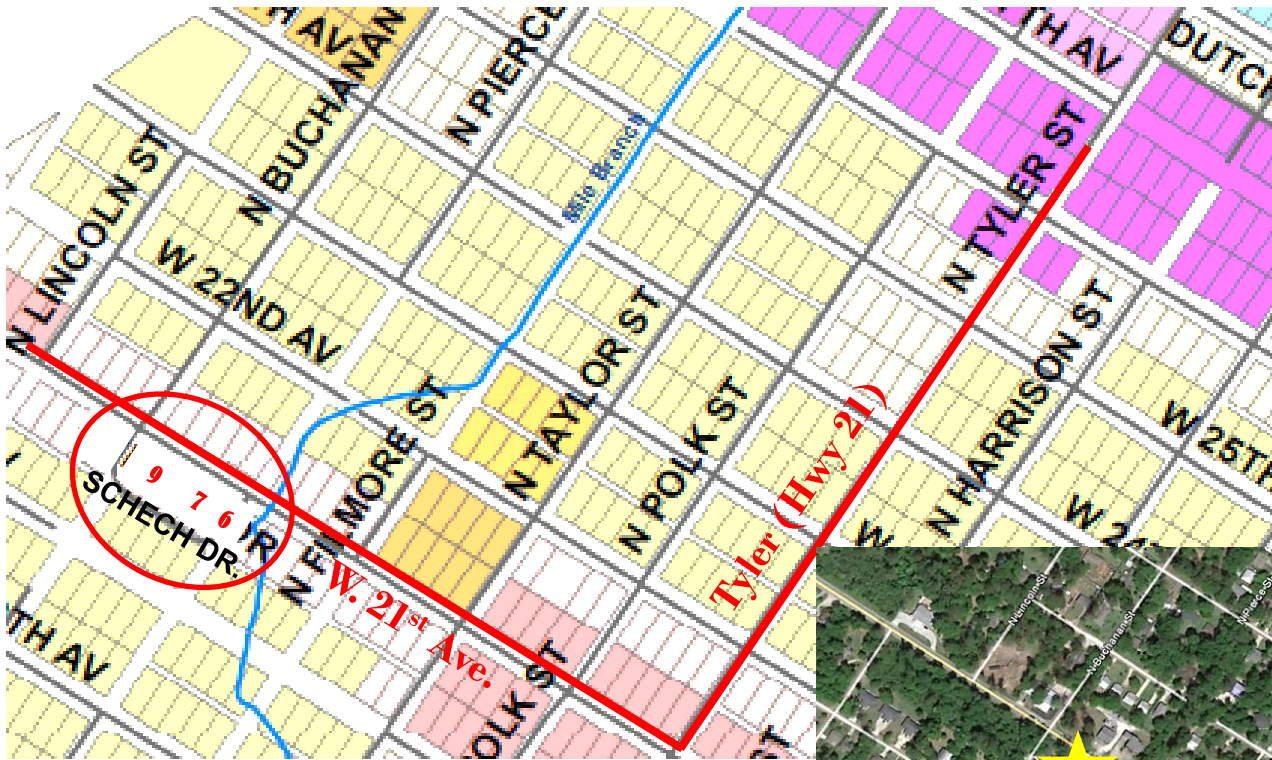


FOR SALE

Lots 6 & 7 and Lot 9 ♦ W. 21st Avenue, Covington



LOTS 6 & 7

MLS #2115186

PRICE:

\$114,900 (± \$6.80/SF)

SIZE:

120' x 140'

LOT 9

MLS #2115406

PRICE:

\$59,000 (± \$7.00/SF)

SIZE:

60' x 140'

ZONING:

CO – Commercial Services & Professional Office District

COMMENTS:

Lots 6 & 7 - Corner Lots with 120' frontage on W. 21st Avenue. Lot 9 has 60' frontage on W. 21st Avenue. Just 4 blocks west of Tyler Street. All have a unique feature with rear access on Schech Drive.

DIRECTIONS:

From I-12, take Exit 59 to LA-21 N, right onto Hwy 21 (Tyler), left onto W. 21st Ave. Bounding streets are N. Buchanan and N. Pierce St. Just 4 blocks west of Tyler Street.



DAVID S. DERBES, INC.
REALTORS®

308 S. Tyler Street, Suite 3 Covington, LA 70433 Phone: (985) 892-8980 Fax: (985) 892-7332

While not guaranteed the information provided herein is believed reliable. 12/11/2018

S Q U A R E M A P

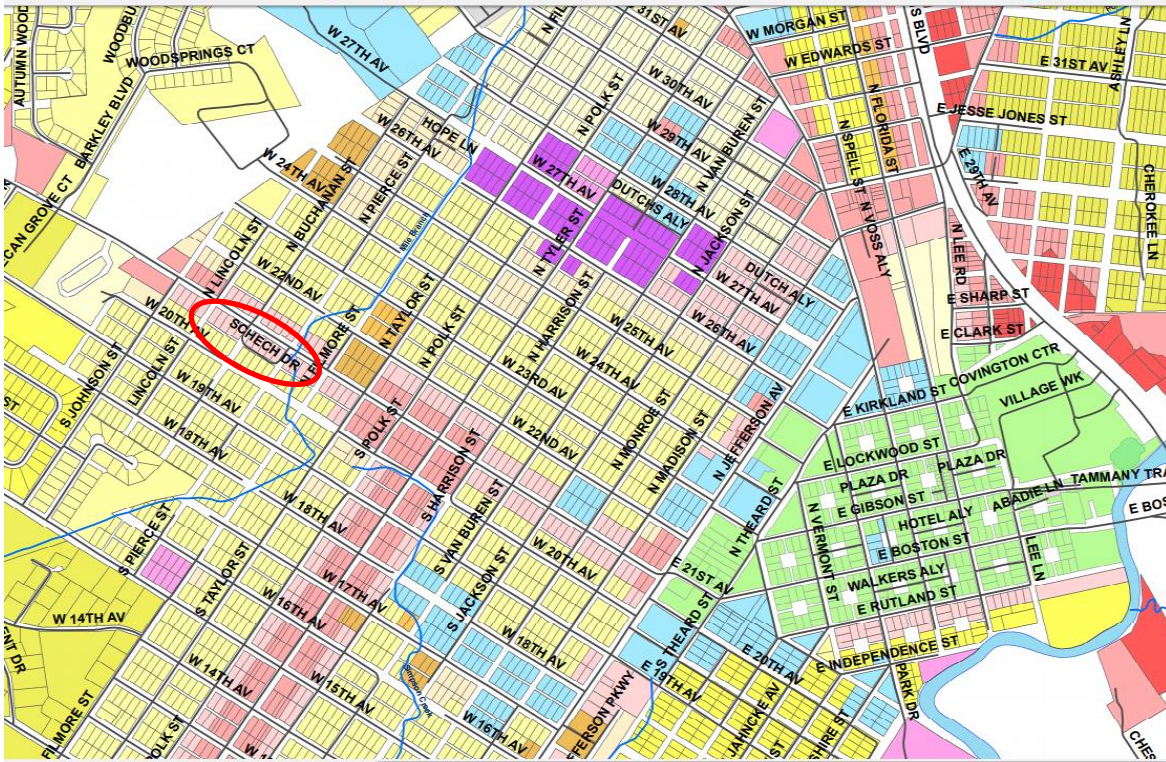
W. 21st Avenue, Covington

Lots 6 7 & 9



ZONING MAP

W. 21st Avenue, Covington Lots 6 7 & 9



Permitted Uses

1. Professional and business offices;
2. Medical and dental clinics;
3. All permitted uses in RS-3, two-family residential district as per section 3.12;
4. Bed and breakfast establishments of up to five rooms (see section 5.8 for standards);
5. Art galleries, museums and libraries;
6. Visual art and photographic studios, including the sale of cameras, photographic supplies and photo processing;
7. Specialty retail for the sale of books, antiques, clothing, flowers (florist) and gifts.
8. Permitted uses may also include salons, spas, dance or music studios and hobby shops.

Legend

Streams	RLL - Single Family Residential - Existing Large Lots District	CR - Regional Commercial District
Roads	RS-3 - Two-Family Residential District	CBD - Community Business District
Other	RM-1 - Three/Four-Family Residential District	ID - Institutional District
RSL - Single Family - Existing Small Lots District	RM-2 - Multi-Family Residential District	IH - Medical Service District
RS-1 - Single Family Residential District	CO - Commercial, Services and Professional Office District	OS - Open Space/Recreation
RS-2 - Single Family Residential District	CN - Neighborhood Commercial District	ML - Light Industrial/Manufacturing
		Rivers