

FOR Sale

2219 PARIS ROAD
CHALMETTE, LA 70043

\$430,000

0.13 ACRES



Alicia Lagarde Craig
Broker-Owner

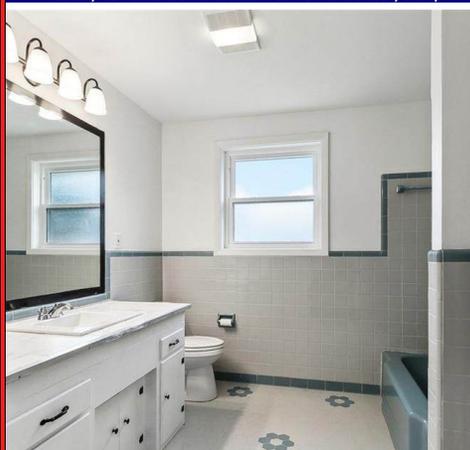
Cell (504) 382-3724
alicialagarderealtor@gmail.com
myNOLAhomes.com



All information provided is deemed reliable, but is not guaranteed.
Equal Housing Opportunity



Endless Possibilities Await with This Recently Renovated Mixed-Use Commercial Property on a Key Lot! Entrances to the property from Paris Road and East Grand Hommes Street. The property offers a perfect blend of commercial and residential opportunities, whether you're looking for a space to grow your business or a home with additional income potential, this property delivers. Run your business upfront and short term rental the back apartment! This is a fantastic opportunity to own on Paris Road in the heart of Chalmette. Just minutes to the City of New Orleans, the ferry or the green bridge - this property has tons of potential! Bond For Deed terms: \$100K down, 2-3 year balloon, Interest Rate: 6% (Cheaper than the bank!!), Amortized over 20-30 years, Credit check on buyer. The main house features stunning solid wood floors throughout most of the living spaces and an abundance of natural light streaming through brand-new windows. The newly renovated kitchen in the main house offers modern functionality and style. The ground-floor entrance on the right side of the property, featuring durable wood-like tile, is ideal for a business, home office, or studio and also set up with ADA Features, including ground level entrance and ramp into main entrance of home/business. The mother-in-law suite, located in the rear apartment, includes stainless steel appliances and a spacious, open living and dining area, making it move-in ready and versatile making it the perfect income-producing opportunity. 735 sq. ft. rear apartment has a private driveway. Ample parking and workspace, private driveway in rear, an XL carport, parking with commercial concrete driveway connecting to Paris Road. It has undergone a complete gut renovation, including a new roof, ensuring peace of mind for years to come. The property is set up for commercial use but can easily be converted back to a residential-only property. The main house and rear apartment share one electrical meter but have separate entrances. Bond for Deed / Owner Financing are available with an attractive 6% interest rate. Don't miss out on this unique opportunity to own a property with so much potential. Call today for additional details or to schedule your private showing!



2219 PARIS ROAD Chalmette, LA 70043



To learn more information on this property please visit www.listing4.com/2219parisd

All information provided is deemed reliable, but is not guaranteed. Equal Housing Opportunity