



Goodbee/Covington Warehouse Hwy 1077

73312 Highway 1077, Covington, LA 70435

REALTY**ONE**GROUP



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Goodbee/Covington Warehouse Hwy 1077

\$799,000

Prime investment location in growing Goodbee/West Covington, La area.

*202 feet of HIGH VISIBILITY FRONTAGE on BUSY Hwy 1077

*Just NORTH of Hwy190/Hwy 1077 Traffic Light

*3200 sf Metal Warehouse/workshop.

*Zoned HC-2

*nearly 1 acre.

*Warehouse contains 2-14'x14' & 1-7'x9' roll-up doorways.

*2600sf warehouse space w/clearance of 18' ceilings

*Restroom on Main Floor.

* 1200sf of Office space w/full kitchen, 2 full bathrooms.

Space has been used as apartment.

*Approximately 2000sf combined covered parking,

*Additional 200sf outbuilding/office is gutted w/Bath.

*2...

- Heavy Daytime Traffic
- Easy access to Hwy 190, Hwy 1085, Hwy 1077, Interstate
- High visibility



Price:	\$799,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.90 AC
Gross Building Area:	3,200 SF
Rentable Building Area:	3,200 SF
Sale Conditions:	1031 Exchange
No. Stories:	2
Year Built:	1983
Tenancy:	Single
Zoning Description:	HC-2
APN / Parcel ID:	1072



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