

BOUDREAUX'S WATERFRONT MOTEL (27 ROOMS) + ADDITIONAL CAMP FOR SALE
24214 LA-1, Golden Meadow, LA 70357



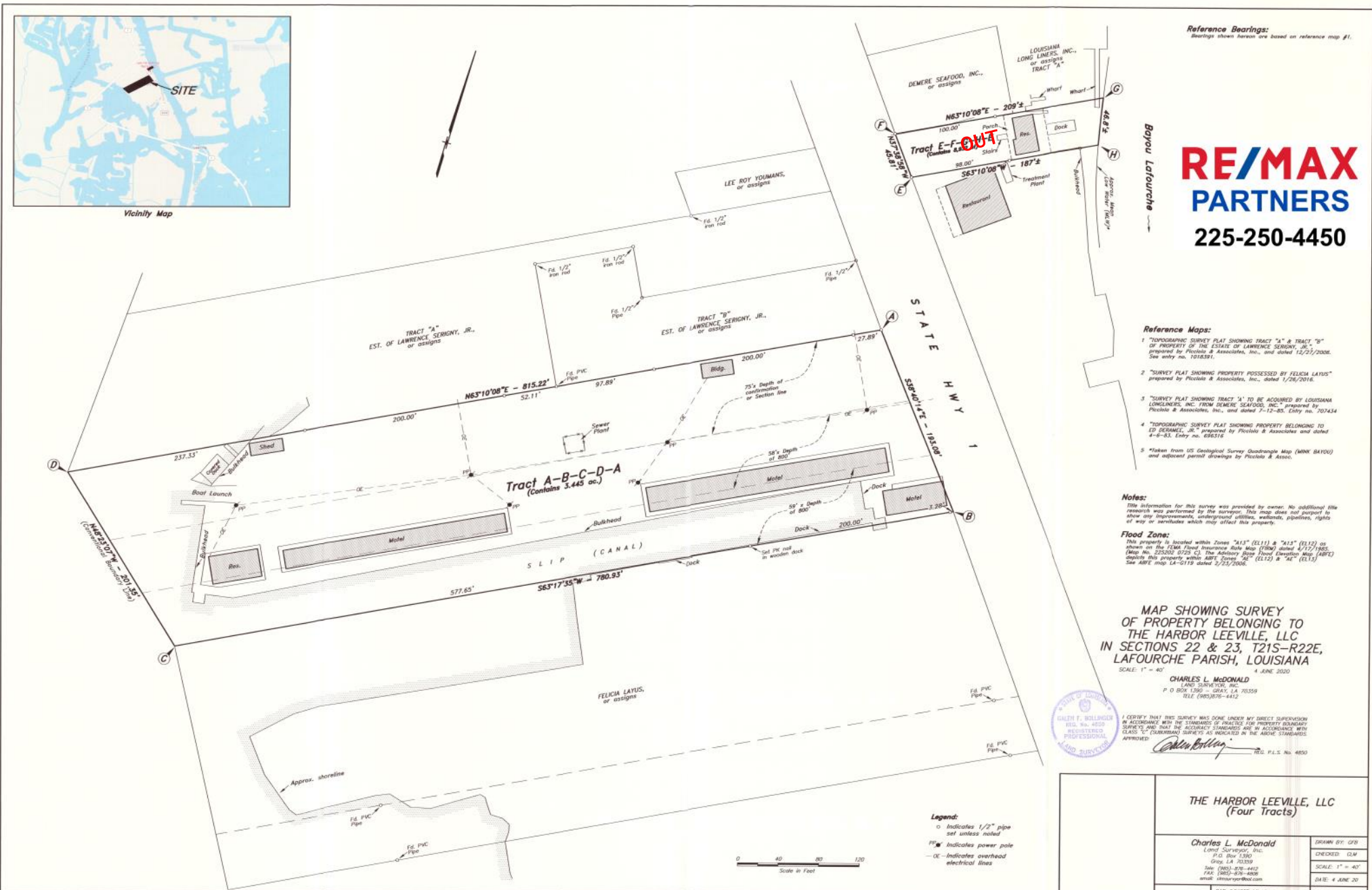
NEW PRICE!!! - Don't miss this rare opportunity to own a unique and profitable value-added business along with its real estate. Operating since 1973, this property features 27 rooms, plus a waterfront camp on 3.45 acres, complete with a boat launch, bulk-head, and slip canal. Fourteen rooms have been renovated, while Building 2 with 17 rooms await renovations. Now listed at \$850,000.00.



This information has been obtained from sources deemed to be reliable, but neither Realtor nor RE/MAX Partners make any representations or warranties, expressed or implied, as to the accuracy of this information. References to property dimensions, locations and orientations of property lines or any information contained herein is approximate. Buyer must verify any and all information and bears all risk for any inaccuracies. Each Office Independently Owned and Operated.



Vicinity Map



Reference Bearings:
Bearings shown herein are based on reference map #1.

RE/MAX PARTNERS
225-250-4450

- Reference Maps:**
- "TOPOGRAPHIC SURVEY PLAT SHOWING TRACT "A" & TRACT "B" OF PROPERTY OF THE ESTATE OF LAWRENCE SERIGNY, JR." prepared by Piccola & Associates, Inc., and dated 12/27/2008. See entry no. 12163871.
 - "SURVEY PLAT SHOWING PROPERTY POSSESSED BY FELICIA LAYUS" prepared by Piccola & Associates, Inc., dated 1/26/2016.
 - "SURVEY PLAT SHOWING TRACT "A" TO BE ACQUIRED BY LOUISIANA LONG LINES, INC. FROM DEMERE SEAFOOD, INC." prepared by Piccola & Associates, Inc., and dated 7-12-05. Entry no. 7027434
 - "TOPOGRAPHIC SURVEY PLAT SHOWING PROPERTY BELONGING TO ED DEMERIE, JR." prepared by Piccola & Associates and dated 4-6-83. Entry no. 696316
 - *Taken from US Geological Survey Quadrangle Map (MNR 8410) and adjacent parcel drawings by Piccola & Assoc.

Notes:
Title information for this survey was provided by owner. No additional title research was performed by the surveyor. This map does not purport to show any improvements, underground utilities, wetlands, pipelines, rights of way or servitudes which may affect this property.

Flood Zone:
This property is located within Zones "A13" (EL11) & "A15" (EL12) as shown on the FEMA Flood Insurance Rate Map (FIRM) dated 4/17/1985 (Map No. 22502S 0123 C). The Advisory Flood Shading Map (AFS2) depicts this property within ABE Zones "A" (EL12) & "A" (EL13). See ABE map LA-0119 dated 2/22/2006.

MAP SHOWING SURVEY OF PROPERTY BELONGING TO THE HARBOR LEEVILLE, LLC IN SECTIONS 22 & 23, T21S-R22E, LAFOURCHE PARISH, LOUISIANA
SCALE: 1" = 40' 4 JUNE 2020

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P. O. BOX 1390 - GRAY, LA 70359
TEL (985)875-4412



I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS APPROVED:
Charles L. McDonald REG. P.L.S. No. 4650

Legend:
○ Indicates 1/2" pipe set unless noted
PP* Indicates power pole
—OE— Indicates overhead electrical lines

THE HARBOR LEEVILLE, LLC (Four Tracts)

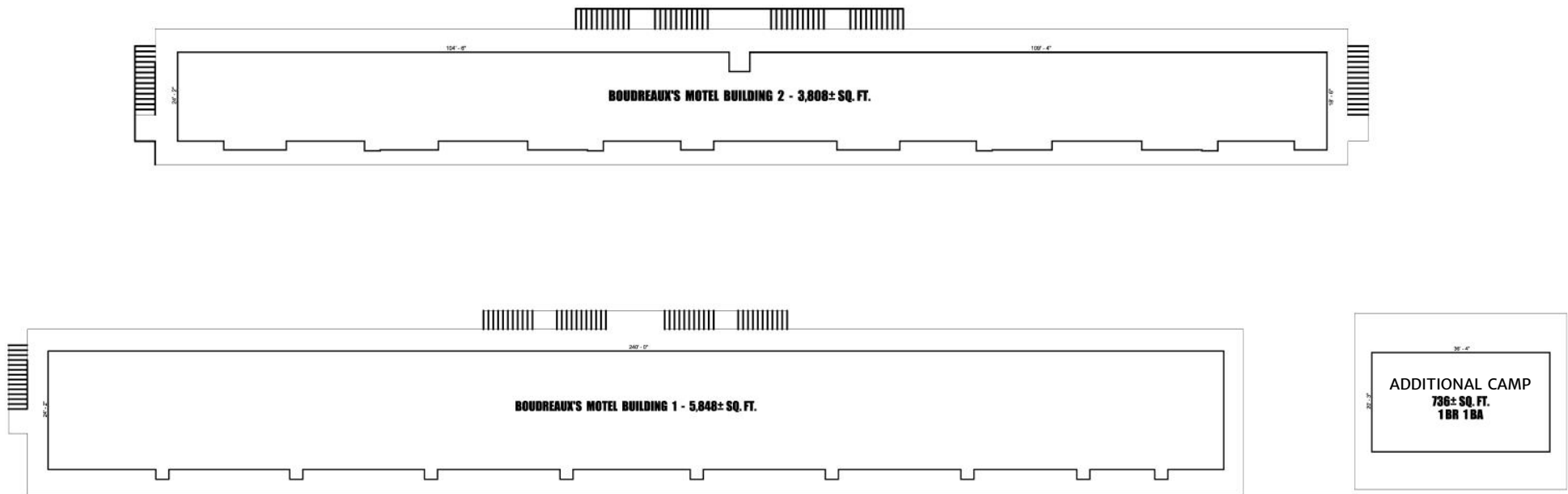
Charles L. McDonald Land Surveyor, Inc. P.O. Box 1390 Gray, LA 70359 Tel: (985) 875-4412 Fax: (985) 875-4408 www.lmsurveyor.com	DRAWN BY: GFB CHECKED: CLM SCALE: 1" = 40' DATE: 4 JUNE 20 FILE #
CAD # 44660601m.dwg	

BOUDREAX'S WATERFRONT MOTEL

Located in the Barataria-Terrebonne estuary that provides waterfront access to world class speckled trout and redfish-ing in and around Catfish Lake, Little Lake, Hackberry Bay and hundreds of miles of canals, or a short boat ride to Casa Tete Island, Timbalier Bay and the Timbalier Islands and located on Highway 1 and adjacent to the bridge to the only land-based link to the very important Port Fourchon and Grand Isle.

Contact Doug Ferris for additional details at 225-954-4747 doug@dougferris.com.

<https://www.constructionequipmentguide.com/phase-two-of-464m-la-1-bridge-begins-in-louisiana/61229>



RE/MAX
PARTNERS
225-250-4450



**CONTACT DOUG FERRIS FOR
ADDITIONAL DETAILS
225-954-4747
DOUG@DOUGFERRIS.COM**

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ADDITIONAL CAMP



**ADJACENT TO BOAT LAUNCH.
LARGE OUTDOOR PORCH FACING WEST
WITH LARGE WRAPAROUND PORCH.
1,116+/- SQ. FT.
2 BR 2 BA
16' X 37' LOFT ON SECOND FLOOR**

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