

## Cross Property Client Full w/ Photo (large print)



Lease	ML#	2501222	\$1,300
<u>78386 N 437 HY</u>		Covington	
<b>Status:</b>	Active		
<b>Zip:</b>	70435		
<b>Subdivision:</b>	Covington		
<b>Bounding St:</b>	(Just 2 blocks past Narrow Road) Knights Road		
<b>Lease Type:</b>	Commercial		
<b>Unit #:</b>			
<b>City Limit:</b>	No		
<b>LP\$/SQFT:</b>	\$1.40		
<b>DOM:</b>	8		

**Public Remarks:** We are offering a commercially zone (NC2) building over 900 sq ft with major highway exposure in North Covington. Located on Lee Road/Hwy 437 just pass Narrow Road. Including additional parking (no extra cost). This stand-alone building would suit countless options, here are just a few idea's; Insurance claims office, notary, chiropractor's office or similar use. The building would also suit take-out food service. Especially, Pizza or a Po-boy Stop and Shop, Bakery with baked bread. Even a fresh seafood market, with packaged meals to-go. The possibilities are HAIR RAISING! Yep! Hair salons are welcome too! There is an abundance of electrical outlets in the main area too! There is 1 bath room w/shower, sinks, 1 stainless-steel 3 tub sink. There is area in the rear that could be used as courtyard seating as well. The storage building will also be for the tenant to use as well.

<b># Bedrooms:</b>	<b>Living Area SqFt:</b>	<b>Total Square Footage:</b>
<b># Full Baths:</b>	<b># Half Baths:</b>	<b># TBaths:</b>
<b>Pets Allowed:</b>		<b>Pet Deposit:</b>
<b>Pool:</b>		<b>Hsg Ch Vchr Allowed:</b>
<b>Gas Paid By:</b>		<b>Electric Paid By:</b>
<b>Water Paid By:</b>		<b>Furnished (Y/N):</b>
 <b>Yr Built Effective:</b>		
<b>Year Built:</b>	1990	<b>Zoning:</b> NC2
<b>Year Built Details:</b>	This is a cinder block building it is in good condition. The building has concrete floors, and updated restroom with a full si shower. The a/c unit is wall mounted and works to cool the building. The ceiling has light staining from a leak that has since been repaired.	
<b>Year Built Source:</b>	Estimated	<b>Condition:</b> Vrgd
<b>Lot Size:</b>	120 x120	 <b>Stories:</b> 1.0
<b>Exterior:</b>	Cinder Block	<b>Lot Desc:</b> 1-5 Acres, Regular
<b>Foundation:</b>	Slab	<b># Acres:</b> 0.00
<b>Fence:</b>		<b>Car Storage:</b> Lot
<b>Navigable:</b>		<b>Waterfront:</b>
<b>Appliance Inc:</b>		
<b>Add Features:</b>		
<b>Lease Term:</b>	2 yr	<b>Option To Buy:</b> No
<b>Security Deposit:</b>	\$1,300	<b>Possession Date:</b> 05/16/2025
 <b>Warehouse SqFt:</b>		 <b>Office SqFt:</b> 931
<b>SqFt Min/Max:</b>	- / -	
<b>Lease Includes:</b>	Building, Land	 <b>Phase/Volts/Amps:</b>
<b>Dock/#Doors:</b>		<b>Eave Height:</b>
<b>Ceiling Height:</b>		<b>Insurance Paid By:</b> Tenant
<b>Utility Paid By:</b>	Tenant	
<b>Exterior Feat:</b>		
 <b>Gas:</b>	Natural	<b>Electric:</b> Wst
<b>Sewer:</b>	Septic	<b>Water:</b> Public
<b>Air:</b>	One, Ductless Wall Unit	<b>Heat:</b> Ductless Wall Unit
 <b>Directions:</b>	Collins Blvd (Hwy190) to Lee Road (Hwy 437) go 6.3 miles prop on R (2 Blocks pass Narrow Road)	

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LATTER & BLUM (LATT15)

1151 N. Causeway Blvd.

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