

Cross Property Client Full w/ Photo (large print)



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

# Bedrooms:	Living Area SqFt: 931	Total Square Footage:
# Full Baths:	# Half Baths:	# TBaths:
Pets Allowed:		Pet Deposit:
Pool:		Hsg Ch Vchr Allowed:
Gas Paid By:		Electric Paid By:
Water Paid By:		Furnished (Y/N):

Yr Built Effective:		Zoning:	NC2
Year Built:	1990	Condition:	Vrgd
Year Built Details:	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.		
Year Built Source:	Estimated	Stories:	1.0
Lot Size:	120 x120	Lot Desc:	1-5 Acres, Regular
Exterior:	Cinder Block	# Acres:	0.00
Foundation:	Slab	Car Storage:	Lot
Fence:		Waterfront:	
Navigable:			
Appliance Inc:			
Add Features:			
Lease Term:	2 yr	Option To Buy:	No
Security Deposit:	\$1,300	Possession Date:	05/16/2025

Warehouse SqFt:		Office SqFt:	931
SqFt Min/Max:	- / -		
Lease Includes:	Building, Land		
Dock/#Doors:		Phase/Volts/Amps:	
Ceiling Height:		Eave Height:	
Utility Paid By:	Tenant	Insurance Paid By:	Tenant
Exterior Feat:			

Gas:	Natural	Electric:	Wst
Sewer:	Septic	Water:	Public
Air:	One, Ductless Wall Unit	Heat:	Ductless Wall Unit

Directions: Collins Blvd (Hwy190) to Lee Road (Hwy 437) go 6.3 miles prop on R (2 Blocks pass Narrow Road)

Prepared By: Tontinette M. Barletto

LATTER & BLUM (LATT15)

Licensed in Louisiana

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