

Cross Property Client Full w/ Photo (large print)



Lease	ML#	2543488	\$7,500
<u>103 W 30TH AV</u>			
Status:	Active		
Zip:	70433		
Subdivision:	Not a Subdivision		
Bounding St:	Collins Blvd/Hwy 190/Lee Road		
Lease Type:	Commercial		
Unit #:			
City Limit:	No		
LP\$/SQFT:	\$1.88		
DOM:	1		

Public Remarks: Powerful location! This is Prime Commercial Property in Covington. Turn-key restaurant & bar! Well maintained 4000sq ft building with limitless uses. This location has been a proven success for years! Why? Amazing LOCATION, low risk flood zone C, ample parking (approx. 23+ parking spots), corner lot, plus, city water & sewer! Although, it has been successful as a restaurant(s) for years, the layout is brilliant. This high traffic location is currently occupied by Norma's Pizza. The building is 4000 sq ft of quality metal, and it is designed to be divided into sections to provide the maximum number of possibilities for multiple business opportunities, all using 1 building location. This is a corner lot 131 x 108, zoned C2, flood zone perfect C. Equipment w/overhead hood, fryer, pizza oven, Vulcan 6 range burner, including the buffet table too! Also for sale mls#2529221

# Bedrooms:	Living Area SqFt: 4,000	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: 2016		
Year Built: 1991		
Year Built Details:		
Year Built Source: Estimated		
Lot Size: 131 x 108		Zoning: C2
Exterior:		Condition: Excellent
Foundation:		
Fence:		
Navigable: No		Stories: 1.0
Appliance Inc:		Lot Desc: Regular
Add Features:		# Acres: 0.00
Lease Term: 1		Car Storage: Lot
Security Deposit: \$7,500		Waterfront:
Warehouse SqFt:		Option To Buy: Yes
SqFt Min/Max: - / -		Possession Date: 03/01/2026
Lease Includes:		Office SqFt:
Dock/#Doors:		Phase/Volts/Amps:
Ceiling Height:		Eave Height:
Utility Paid By:		Insurance Paid By:
Exterior Feat:		
Gas:	Natural	Electric: Cleco
Sewer:	City	Water: Public
Air:	Two, Central	Heat: Two, Central
Directions:	Hwy 190 N to Collins Blvd	

Prepared By: Tontinette P. Barletto

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Licensed in Louisiana

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