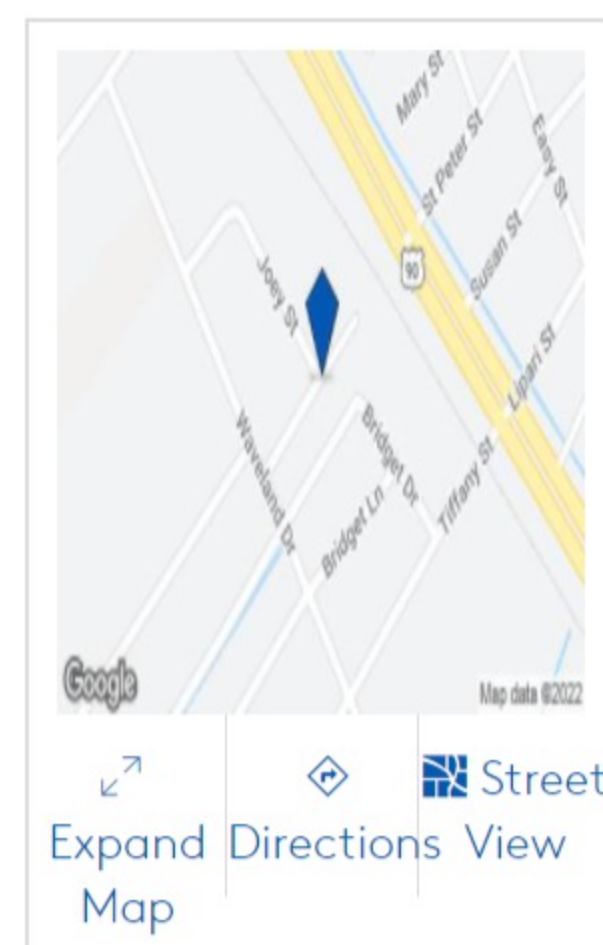


This Industrial Property is no longer advertised on LoopNet.com.

200 Stable Rd

Patterson, LA 70392 · Industrial For Sale

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INDUSTRIAL PROPERTY FOR SALE

| | | | |
|------------------|------------|-------------------|--|
| Price | N/A | Property Use Type | Vacant /Owner-User |
| Building Size | 25,000 SF | Commission Split | 3% |
| Property Type | Industrial | Features | Trailer Parking Electricity/Power |
| Property Subtype | Warehouse | | |

Listing ID: 16302115

Date Created: 07/01/2009

Last Updated: 01/29/2010

DESCRIPTION

Previously open as a Roller Rink. Over 25,000 square feet under roof, which includes a 3,150sf- 4bdrm/2.5 bath house with fireplace and 144 sf garage. Has DJ booth, Concession stand, Pro shop, stage, roller rink has maple flooring with concrete underneath. Also has manager's office and storage areas. Womens and Mens Restrooms. Approx. one and half acres of concrete parking. Also has groundkeepers quarters with plumbing available for kitchette, has separate bathroom/shower. Building has nice visibility from Hwy 90. Investors: Bldg was previously rented for \$3000/mo and Leasee was paying tax and insurance. Could be used as light industrial building.

Hwy 90 into Patterson, Right on Tiffany Rd, Right on Waveland, Right onto Stable Rd.

UTILITIES

- Trailer Parking
- Electricity/Power

TRAFFIC

| COLLECTION STREET | CROSS STREET | TRAFFIC VOLUME | YEAR | DISTANCE |
|-------------------|---------------|----------------|------|----------|
| Main St | Newman | 908 | 2018 | 0.40 mi |
| Hwy 90 | Cote Blanche | 16,121 | 2018 | 1.07 mi |
| Main St | State Rte 182 | 850 | 2018 | 1.87 mi |
| US Hwy 90 | Second St | 16,646 | 2018 | 4.24 mi |
| US Hwy 90 | Jolivette | 30,498 | 2018 | 4.42 mi |
| Hwy 182 | State Rte 182 | 7,695 | 2018 | 4.87 mi |
| State Rte 182 | Coushatta | 5,646 | 2018 | 5.55 mi |
| US Hwy 90 | Kemper | 28,847 | 2018 | 5.65 mi |
| State Rte 182 | River | 12,196 | 2018 | 6.36 mi |
| 9th St | Brashear Ave | 9,852 | 2018 | 6.48 mi |

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