


FOR SALE

2,500 SF AVAILABLE SLIDELL, LA

Key Features

- 214' of frontage on Gause Blvd E and 205' of frontage on Cross Gates Blvd
- Former Gas Station C Store site on +/-0.993 acres
- The site has a total of 4 curb cuts, providing access to Gause Blvd E and Cross Gates Blvd.
- Located approximately 1.25 miles east of the Interstate 10 Gause Blvd intersection.

Property Highlights

- 2,500 SF building on +/-0.993 acres of land
- Zoned HC-2, Highway Commercial
- Real Estate Taxes: \$10,621.66
- Great opportunity for restaurant, QSR user, auto repair, etc.
- **Site may be restricted** against uses competitive with C-Store/Fuel**

Tax Parcel ID	Land	Building	Asking Price
113549	43,255 sq. ft.	2,500 sq. ft.	\$900,000



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