

1990 Florida Avenue Sw
Denham Springs, LA 70726



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MLS# 2026005936



\$615,000

5,740 Sqft

Investment / Owner-Occupant Opportunity | 1990-1992 Florida Blvd., Denham Springs, LA Well-positioned 3-unit retail strip center available for sale on highly visible Florida Boulevard in Denham Springs. The property contains approximately 5,740 rentable square feet and offers a compelling opportunity for a tenant, investor and/or owner-occupant. Units A and B are currently leased to a long-term tenant with combined rental income of \$2,900 per month, providing in-place cash flow. Unit C, consisting of approximately 2,800 square feet, was previously owner-occupied and is now vacant and available for lease at \$2,800 per month or for immediate occupancy by a new owner or tenant. Unit C was completely remodeled in 2022 and features contemporary finishes, a loading dock, and one 10 x 10 overhead door, making it well-suited for a variety of retail, showroom, office, or service-oriented uses. The property is zoned C-3 and offers a flexible layout with one office buildout and two open floor plan retail spaces. Modified gross lease structure with CAM of \$0.75/SF, which includes water, lawn and dumpster service. Offered at sale at \$615,000, this is an excellent opportunity to acquire a multi-tenant retail asset with stable income with upside through lease-up of the vacant suite, and potential for owner-occupancy.



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The W Group Real Estate LLC

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