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2504 Old Spanish Trl Slidell, LA 70461

9000 SF Restaurant/Tavern · Retail Property For Sale

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INVESTMENT HIGHLIGHTS

Buyer Agents gets 5%! Land at \$5 per ft with building under \$26 per ft. less than minute off Interstate 10. C-4 zoned which allows for multiple uses!

PROPERTY FACTS

Property Type	Retail <input type="checkbox"/>
Building Size	8,900 SF
Building Class	B
Year Built	1986
Tenancy	Single
Building Height	1 Story
Building FAR	0.11
Land Acres	1.93 AC
Opportunity Zone	No
Zoning	C-4
Parking	115 Spaces (9.47 Spaces per 1,000 SF Leased)
Frontage	304 FT on Old Spanish Trl (LA 433) <input type="checkbox"/>

AMENITIES

- Dedicated Turn Lane
- Pylon Sign
- Signage

ABOUT 2504 OLD SPANISH TRL, SLIDELL, LA 70461

Former Night Club

/restaurant/bar/event hall for sale.

Building sits on nearly 2 acres with a fully paved parking lot holding 120+ parking spaces and 2 ingress points off Old Spanish Trail.

Originally built as a large dining room restaurant with 1 remaining existing metal hood still in place. In-slab drainage for Bar areas, Large Kitchen, Cook & Expediting Lines, Dishwasher and waitress stations, 2 Large multi-sided bars, 2 large stages, large open seating area and two sets of men's and women's bathrooms. Roughly 65 tons of HVAC in place and boasts extremely energy efficient brick and block structure. The building is approximately 108'x86'. Site has 3" gas line, large grease trap, Municipal water and sewer. Building is

constructed of Concrete Block veneer cement filled with reinforced rods. The entire roof is 2" or more masonry on steel supporting a 22 gauge metal roof. Fire-rated for building, liability, and flood insurance. Property includes large concrete advertising sign with I-10 visibility and green space available to expand to 160 parking spaces

Location is in close proximity to numerous national and regional credit retailers such as Taco Bell, Wendy's, McDonald's, Waffle House, Hampton Inn, Super 8, Texaco, Kangaroo, Valero, Exxon & Shell.

300+ Ft Fronting Old Spanish Trail

Lot size 304' / 200' X 299' / 335'

1:934 Paved Acres

LINKS

[C4 Zoning Details](#) 

PROPERTY TAXES

Parcel Number	123-115-7302	Improvements Assessment	\$16,695
Land Assessment	\$67,396	Total Assessment	\$84,091

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The **Outlying St Tammany Parish Retail Property** at 2504 Old Spanish Trl, **Slidell**, LA **70461** is no longer being advertised on LoopNet.com. Contact the broker for information on availability.

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