

INDUSTRIAL FOR SALE

9109 Comar Dr, Walker, LA 70785



SALE PRICE:	\$375,000
AVAILABLE SF:	
LOT SIZE:	0.91 Acres
ZONING:	Industrial Park
TRAFFIC COUNT:	9,337 CPD
PRICE / SF:	\$44.64

PROPERTY OVERVIEW

Industrial warehouse with 2 grade level 12x14 overhead doors, Full kitchen. 100x125 rear yard area. Building measures 60x140. Leased at \$5,000 monthly. Tenant has Right of First Refusal for purchase.

PROPERTY HIGHLIGHTS

- 2 Offices
- Level Lot
- 3 Phase Power
- 8 Surface Parking Spaces
- City Water and Sewer

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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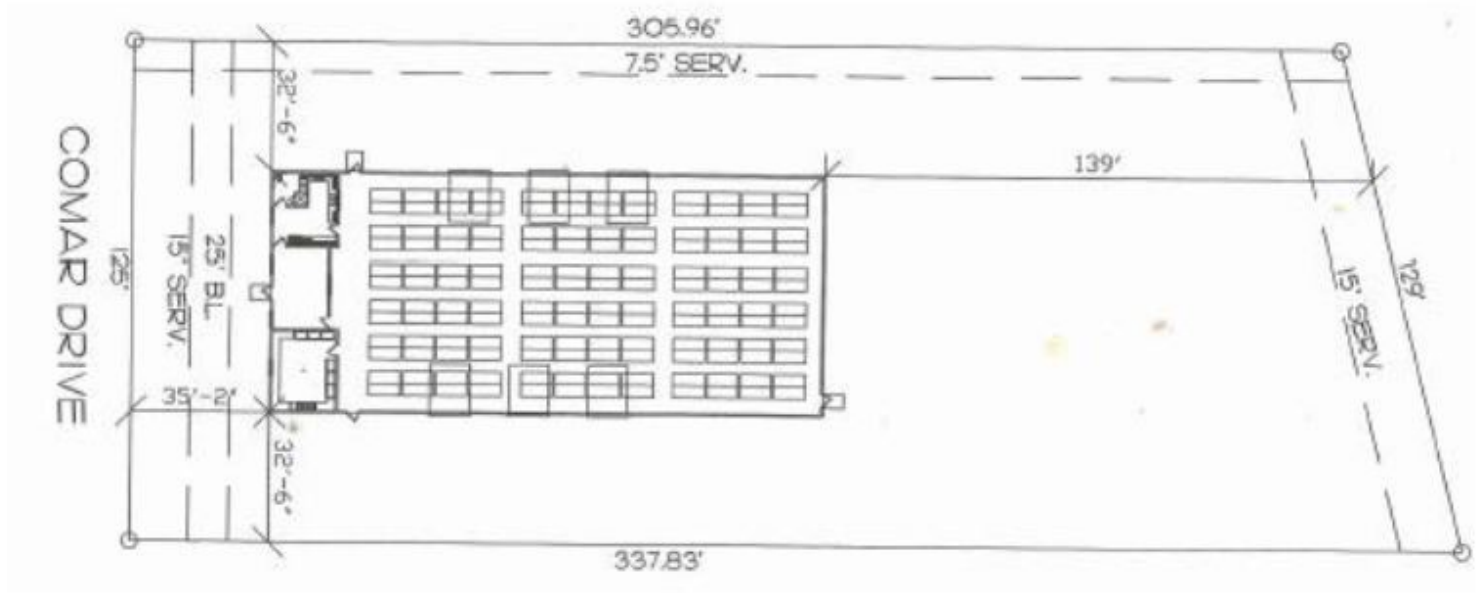
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Louisiana Flood Map

9109 Comar Dr Walker LA



Visible Layers

Effective FIRM

Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.4952, -90.8388

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	Wind Speed*
1	22063C0230E 4/3/2012	AE	manual	43.6	124 mph

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).
2. **LRC (Louisiana Residential Code) Wind Speed** as of February 1, 2018 is provided by Applied Technology Council's Wind Speed Service. This "Ultimate Design Wind Speed" must be used with the 2015 and later versions of the International Residential Code. See wind speed maps (<http://maps.lsuagcenter.com/windspeed/>) for earlier standards and applicable code versions.

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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