

Landmark Restaurant For Sale

2400 East 70th Street, Shreveport, LA 71105



This landmark site is the former Savoie's Cajun Restaurant, having a 5,053 square foot building on a .69± acre (30,114 sf) parcel of land, with two separate dining rooms, bar area, upstairs office with full bathroom, screened-in patio/boiler room for cooking crawfish, large commercial kitchen, 26 tons of brand new HVAC (4 5-ton units & 2 3-ton units), new metal roof, new tile in kitchen, cleaned up electrical, remodeled patio (walls/insulation/ceiling), newly painted interior and exterior. Includes awning leading to entrance, 38 parking spaces, and two separate full access curb cuts from East 70th.

All furniture, fixtures, and equipment are included in the sale, including all kitchen equipment and appliances, 3 walk-in coolers, 1 walk-in freezer, tables, and chairs.

FOR SALE AT NEW PRICE OF \$495,000.
FOR LEASE AT \$5,500/MONTH.



For more information, contact

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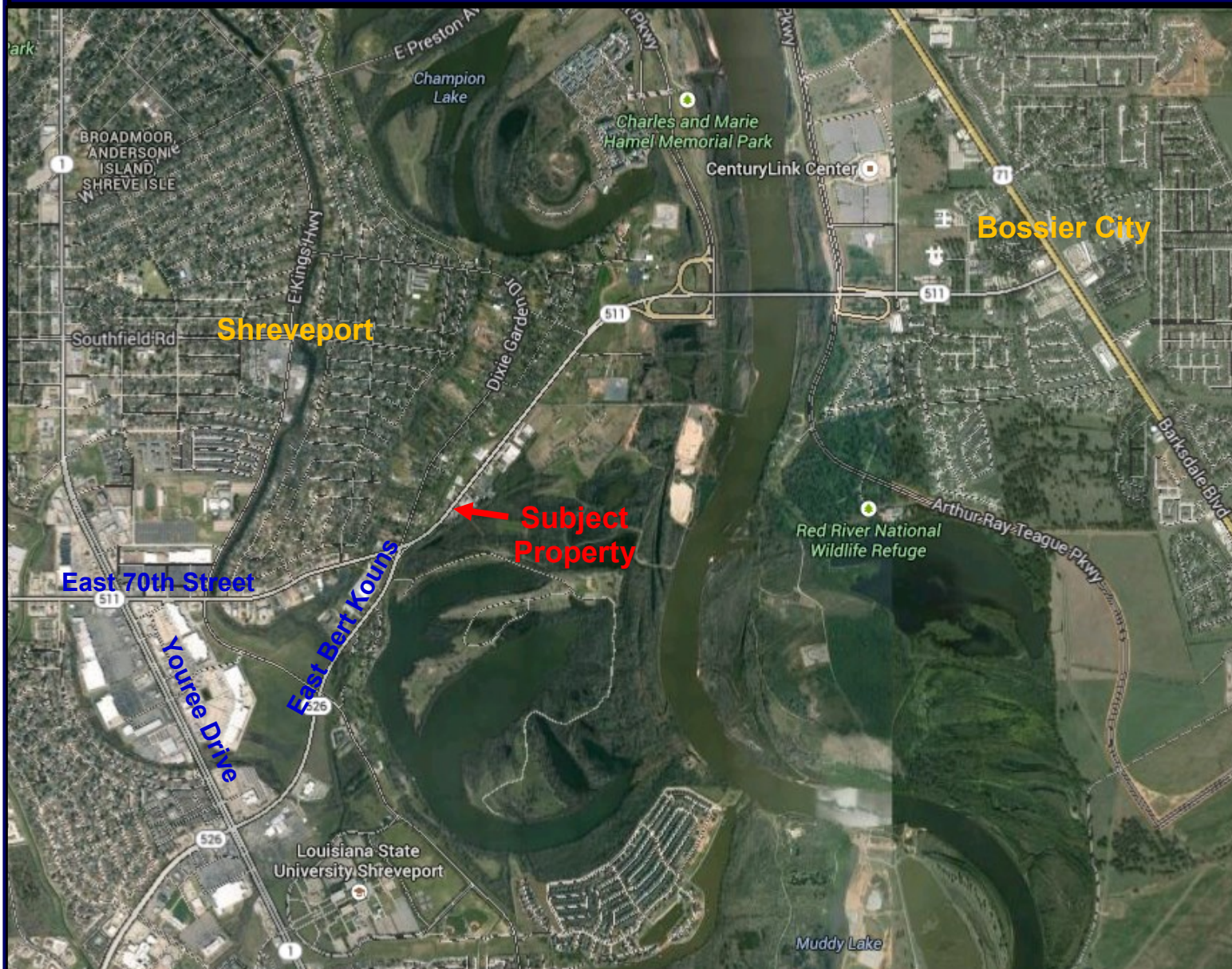
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GOSSLEE

Each office independently owned and operated.

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Located in Southeast Shreveport's busiest retail area, .2 miles northeast of the East 70th Street and East Bert Kouns intersection, with traffic count of 42,815 cars/day. 1.2 miles east of the Youree Drive and East 70th Street intersection. 1.25 miles west of the Jimmy David Bridge, which allows easy access to Bossier City. Zoned B-2. Minerals not included.

All information contained herein is believed to be accurate; however, Coldwell Banker Gosslee and its officers, directors, employees, licensees, agents, and representatives do not in any way guarantee, warrant, or represent the accuracy of said information. The availability, price, and features of this property are subject to change at anytime without prior notice.

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