



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

COMMERCIAL | FOR SALE

Well-Located Office/Warehouse

2705 Florida Avenue

KENNER, LA 70065

Mitchell Halpern

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NEAR INTERSECTION OF VETERANS BLVD AND WILLIAMS BLVD

2705 Florida Avenue, Kenner, LA 70065

DESCRIPTION

Located at 2705 Florida Avenue in Kenner, this versatile $\pm 4,500$ -sf commercial property offers a highly functional mix of finished office and warehouse space on an approximately 10,000-sf lot. The two-story building is currently configured with an estimated $\pm 1,500$ sf of move-in-ready, recently renovated first-floor office, $\pm 1,500$ sf of warehouse, and an additional $\pm 1,500$ sf of second-floor office space that is finished but in need of updates. The property has approximately 15 surface parking spaces.

Zoned C-2, one of the most flexible commercial zoning classifications in Jefferson Parish, the property allows for a wide range of commercial uses. These can include contractors, light automotive, or service-oriented users. Some office furniture may be available for purchase, making this an ideal opportunity for an owner-occupant seeking adaptable space with strong utility and minimal upfront build-out.

OVERVIEW

SIZE

$\pm 4,500$ -sf building on 10,000-sf land parcel

SALE PRICE

\$515,000

ZONING

C-2 Commercial



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2705 FLORIDA AVENUE

ABOUT THE BUILDING



1ST FLOOR OFFICE

- » Large reception area
- » 1 private office
- » Full kitchen and restroom
- » Dedicated storage area

WAREHOUSE

- » 2 12' roll-up doors
- » Ceiling height up to 20'
- » Large central staircase connecting to 2nd Floor office

2ND FLOOR OFFICE

- » Multiple private offices
- » Central room suitable for a kitchenette
- » Ample storage
- » 2 restrooms

PARKING

- » Approximately 15 parking spaces



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