



Former Pet Resort & Boarding Facility - ±1.55 Acres of Land on Airline Hwy

45 E Airline Hwy, Kenner, LA 70062

Sale/Lease Brochure

Brady Becker
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Caden LeBlanc
337-446-3536
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Property Info

Sale Price/Lease Rate	Contact Agent
Building Size (SF)	±7,706 SF
Lot Size (Acres)	±1.55 Acres

- Now for sale or lease, 45 E Airline Hwy offers a purpose-built ±7,706 SF pet boarding and daycare facility situated on ±1.55 acres formerly occupied by Pet Paradise New Orleans.
- The main building features a reception/lobby, private playrooms, grooming and washing areas, and connected indoor/outdoor boarding pens.
- Exterior amenities include dedicated play yards with synthetic turf, an in-ground dog pool, and shade structures. Recent site improvements were also completed in 2023. All FF&E will be removed on sale.
- Located in Kenner ±11 minutes from Louis Armstrong New Orleans International Airport (MSY), the property benefits from frontage along E Airline Hwy, which sees approximately ±30,186 annual average daily traffic.
- Zoned S-I (Special Industrial).



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LOCATION INFORMATION

Street Address	45 E Airline Hwy, Kenner, LA 70062
County	Jefferson Parish
Market	LA - New Orleans-Metairie MSA
Side of Street	South
Road Type	Paved
Nearest Highway	E Airline Hwy - US 61
Nearest Airport	Louis Armstrong New Orleans International Airport - MSY

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Pet Facility
APN #	0920020743
Zoning	S-I - Special Industrial
Building Size	±7,706 SF
Lot Size	±1.55 Acres
Parking Type	Surface
Free Standing	Yes
Number of Buildings	1
Number of Floors	1



Interior Photos

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Exterior Photos

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Exterior Photos

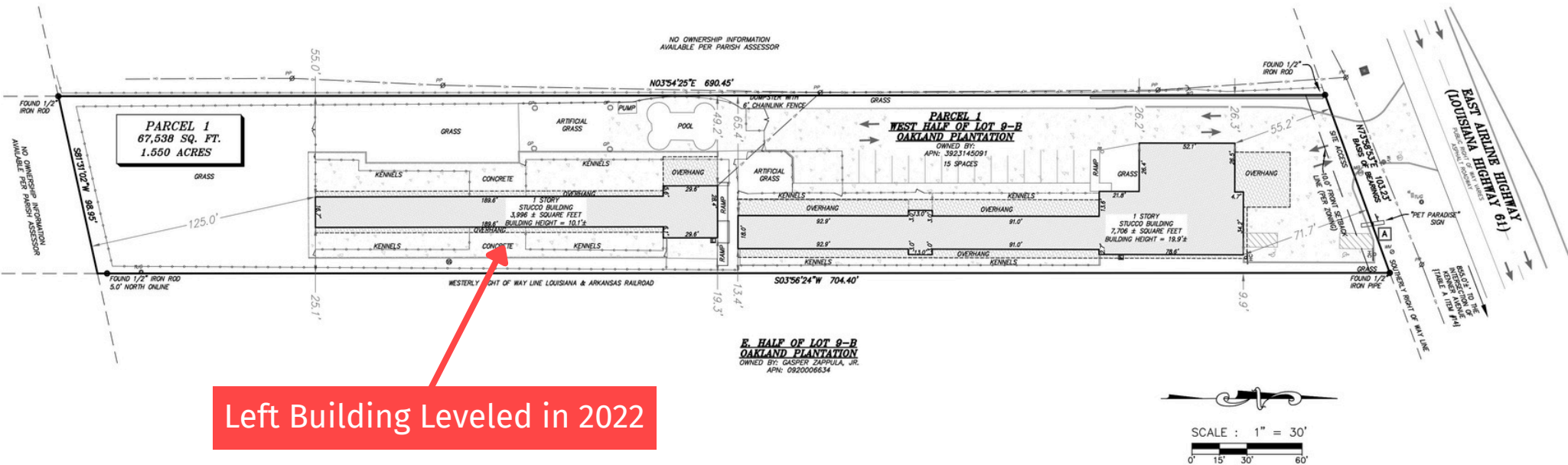
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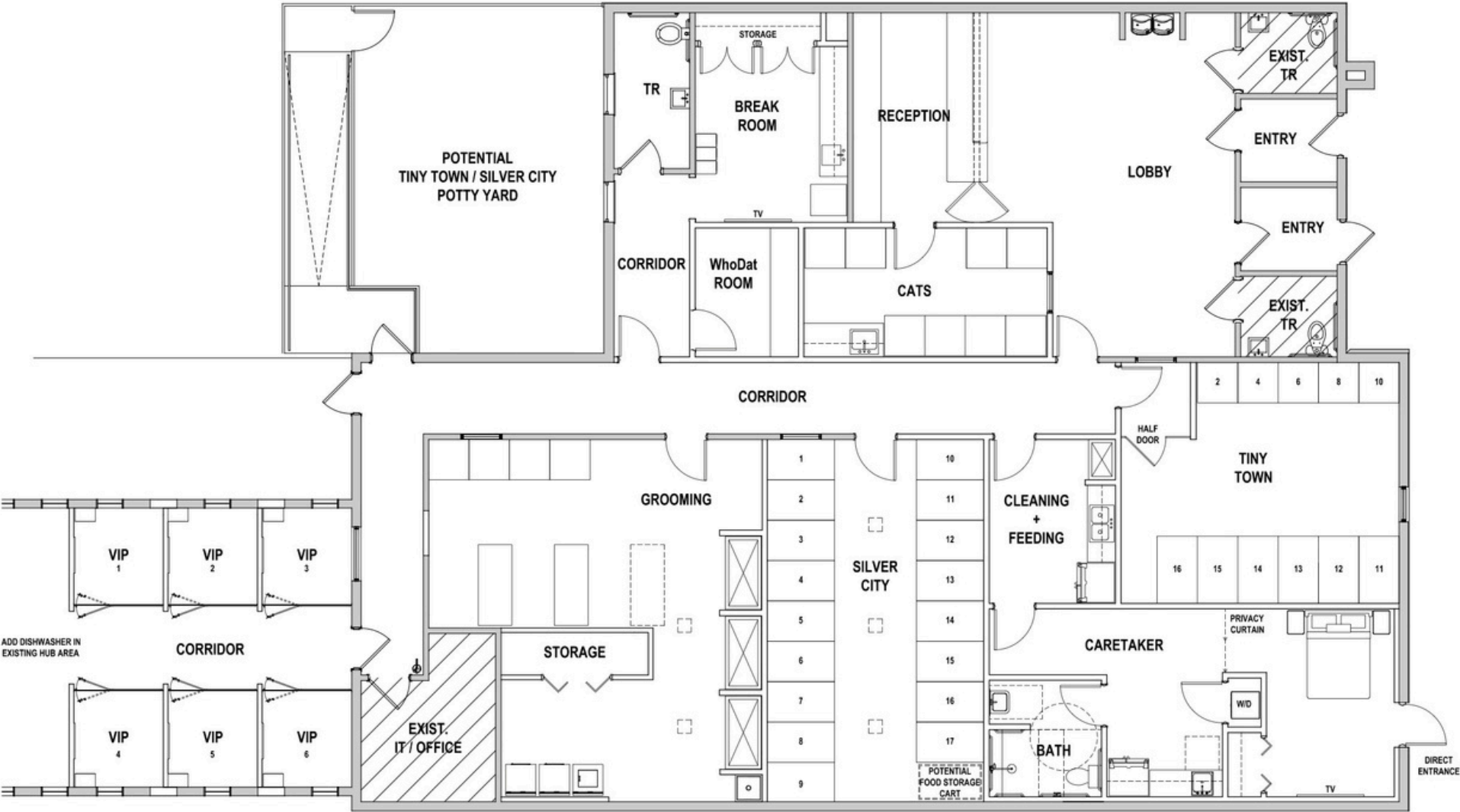
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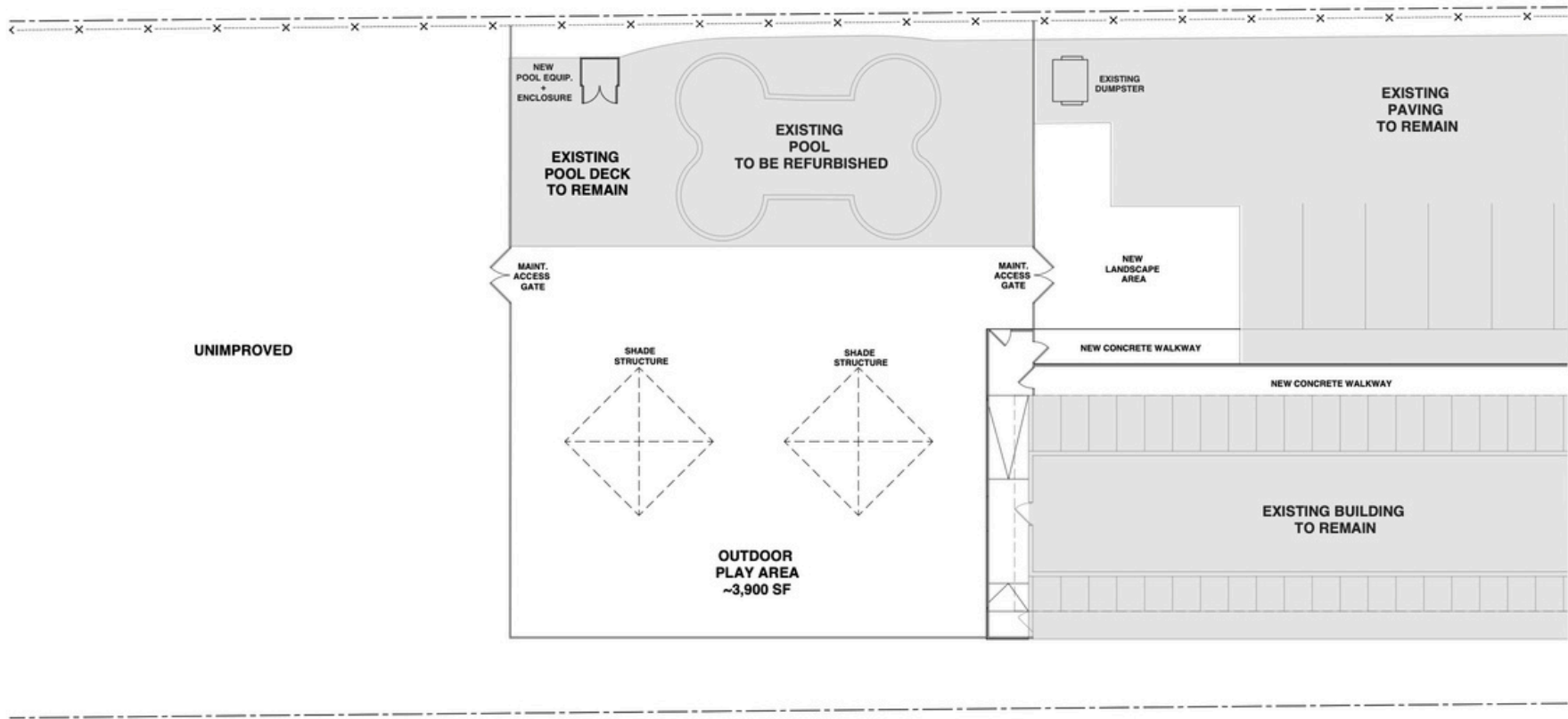
Interior Floor Plan

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Exterior Site Plan



Location Maps

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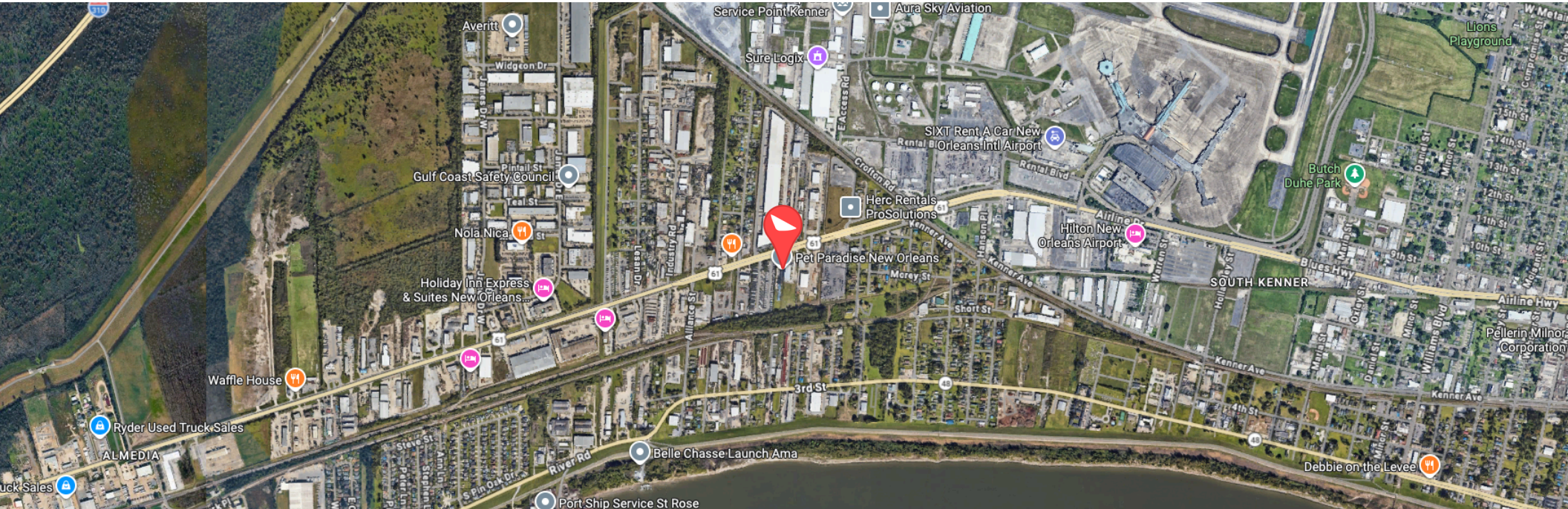
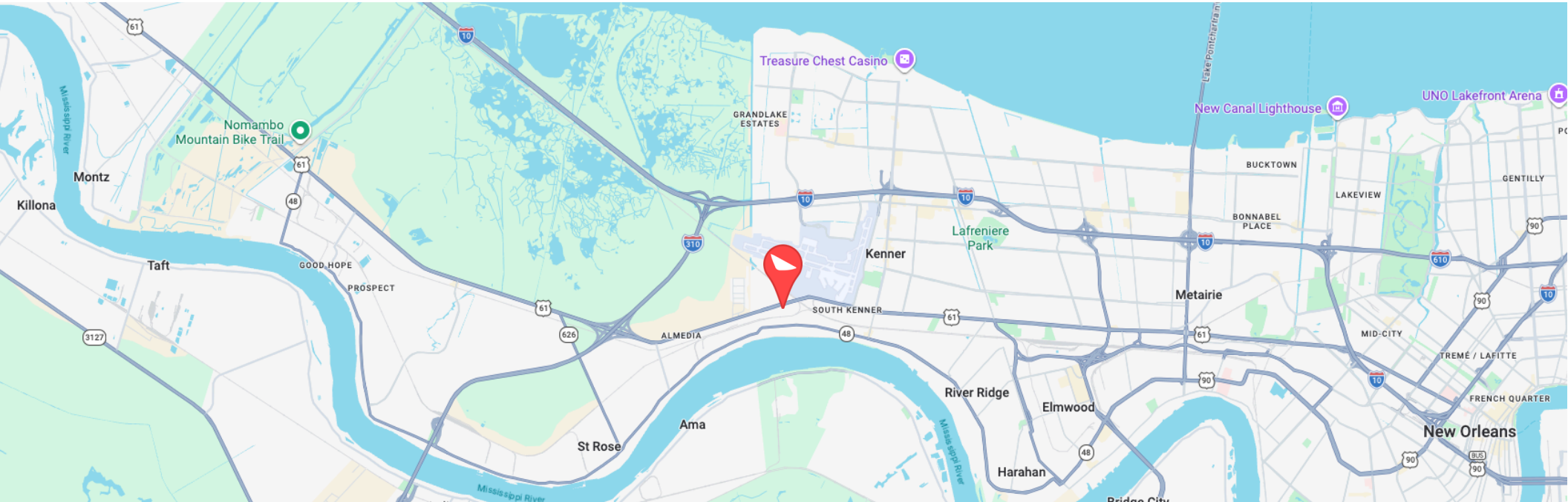
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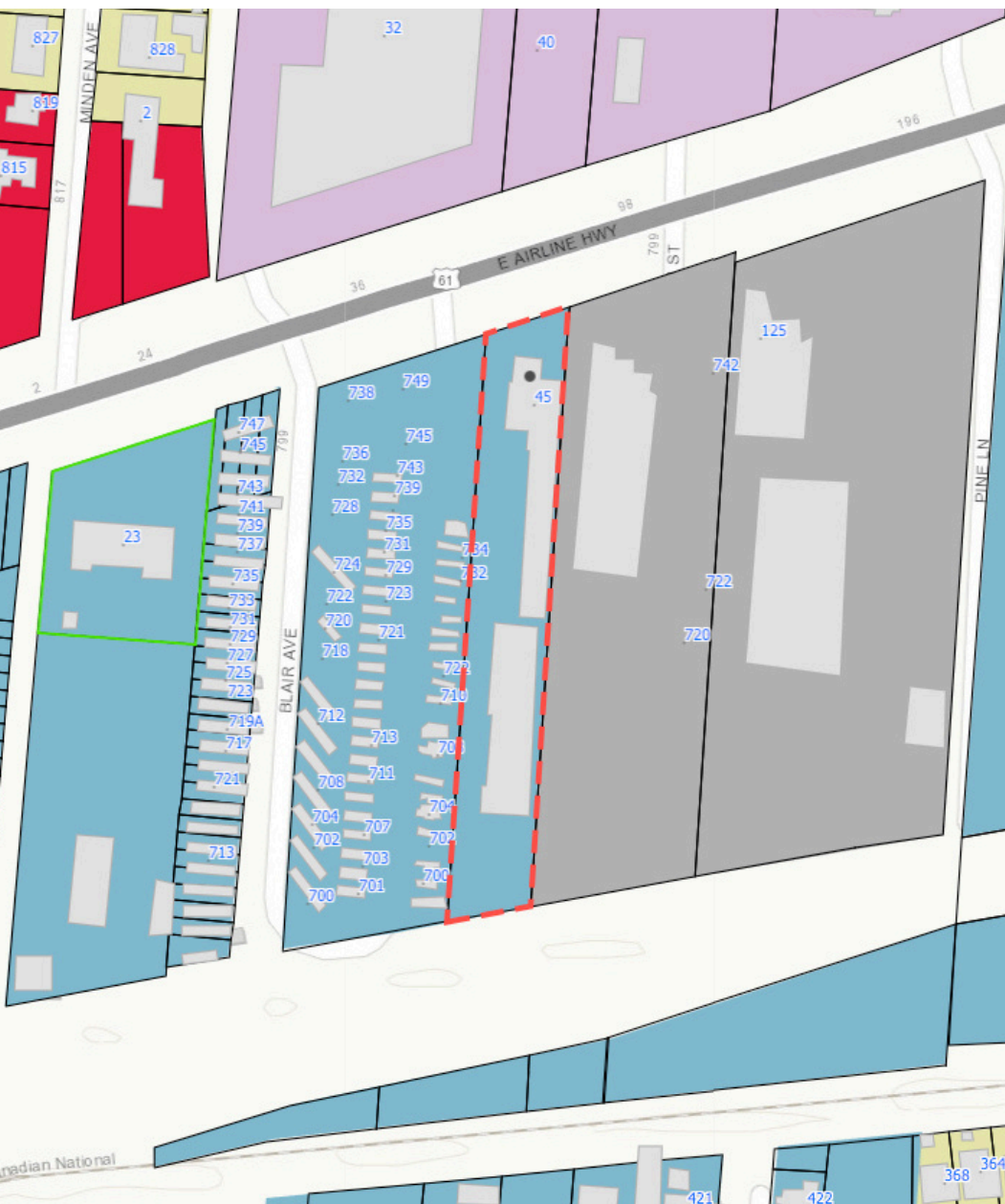
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Location Maps



S-I - SPECIAL INDUSTRIAL

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Points

Flood Insurance Study Text

Pt. 1 (29.9806, -90.2726)

Community: Kenner

Effective FIRM (Effective: 2/2/2018)
Flood Zone: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
FIRM Panel ID: 22051C0160F
FIRM Panel Date: 2/2/2018

Ground Elevation¹: 2.1 ft

Community Info

What Does This Mean?

Clear Points

FLOOD ZONE: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Presented By

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Brady Becker

Senior Associate – Retail Sales & Leasing

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With a proven track record at a national commercial real estate firm, Brady Becker has leveraged his experience to build a strong foundation in Retail Sales & Leasing and develop a broad network of owners, investors, and industry professionals. Throughout his career, he has earned the trust of clients across Louisiana and Texas by consistently delivering value, insight, and results.

Known for his unique blend of professionalism and personable approach, Brady prides himself on building lasting relationships and delivering results in the dynamic New Orleans retail market. His commitment to understanding his clients' specific goals, combined with his ability to connect the right people and resources, ensures that deals are successfully completed with efficiency and ease.



Caden LeBlanc

Vice President – Industrial Sales & Leasing

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Caden LeBlanc is an Industrial Property Specialist at ELIFIN®, focused on serving clients in Terrebonne Parish. A Lafayette native, Caden's deep roots in the region and his family's background of owning industrial companies like ESP Valve in Gonzales, LA, enrich his understanding and expertise in the industrial sector.

Caden has been a fierce competitor since childhood and, before college, played soccer at the highest levels in the country. He is committed to being a valuable resource for industrial owners and tenants, leveraging this competitive spirit and extreme commitment to guide and assist them effectively.

His passion for the industry is matched by his enthusiasm for the LSU Tigers and his love for the outdoors, where he enjoys hunting and offshore fishing across locales from Louisiana to South America.

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