



Each office independently owned and operated

FOR SALE/LEASE

RETAIL PROPERTY

# 3117 HIGHWAY 51 - FORMER NTB

LAPLACE, LA 70068

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002



PRESENTED BY:

**MAX JUGE**

Sales Associate

504.838.0001

LA #995716624

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PROPERTY SUMMARY

# 3117 HIGHWAY 51 - FORMER NTB

LAPLACE, LA 70068



## PROPERTY DESCRIPTION

This 6,500-square-foot freestanding commercial building offers immediate, high-visibility access on the busy US-51 corridor, just minutes off of the I-10 / I-55 interchange. Originally built to accommodate a national auto service center, the property is a turnkey option for automotive or heavy-service uses, but features a flexible footprint that can easily be adapted for general retail or equipment rental. Layout includes three drive-in doors which lead to a large service floor in the back. The property offers ample parking for overnight storage while vehicles are being worked on. 3117 US-51 is ready for immediate move-in or purchase.

Please contact agent for more details on this property.



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## OFFERING SUMMARY

Sale Price:	\$725,000
Lease Rate:	\$3,500 per month (MG: Taxes + Utilities)
Available SF:	6,500 SF
Overhead Doors:	three (3)

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	59	303	1,822
Total Population	153	761	5,230
Average HH Income	\$99,595	\$84,984	\$85,380

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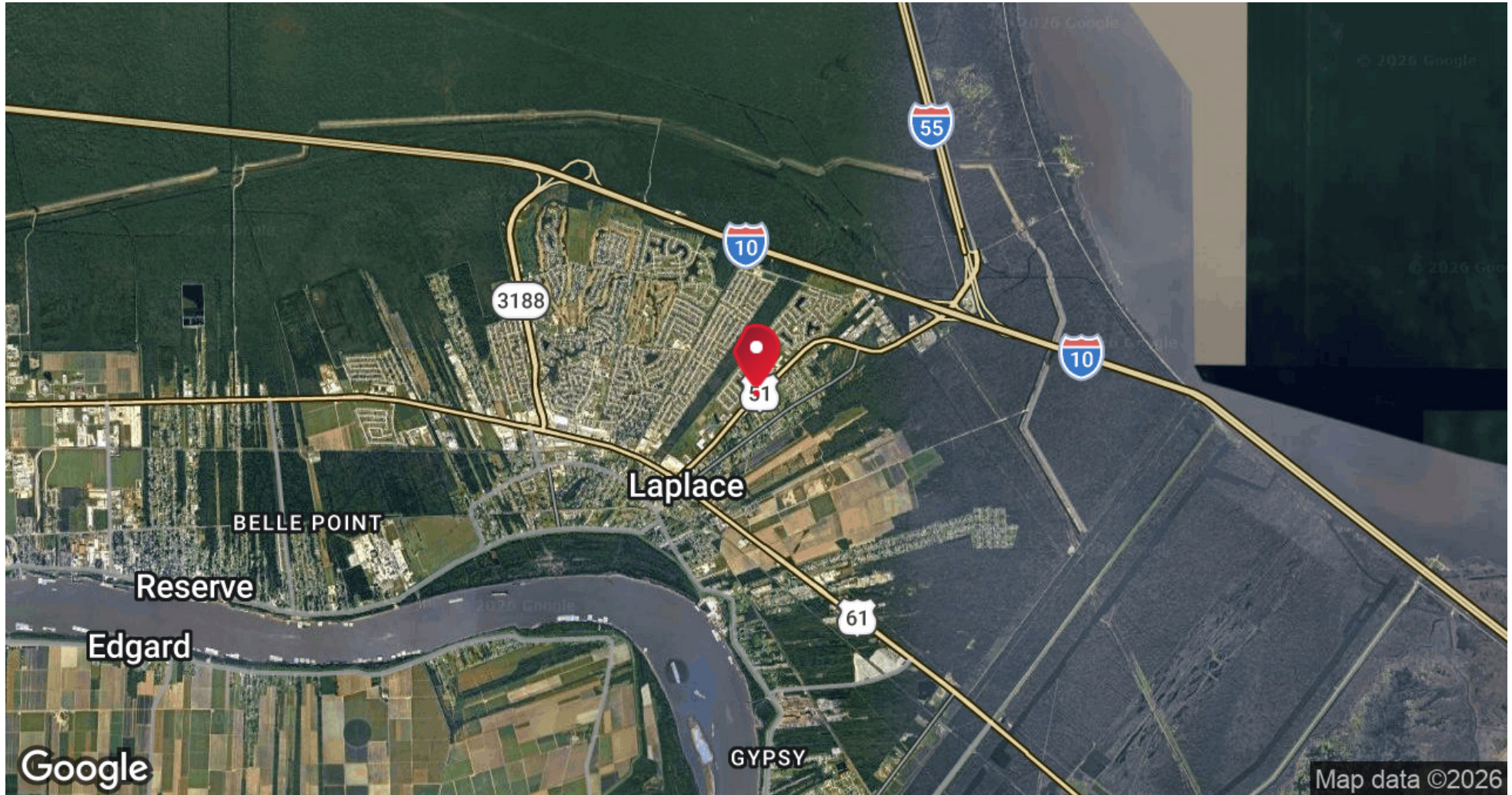
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LOCATION MAP

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ADDITIONAL PHOTOS

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