



CORPORATE REALTY

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

OFFICE SPACE | FOR SALE

Two-Story Mid-City Office Building with Parking

4162-64 Canal Street

NEW ORLEANS, LA 70119

Andrea A. Huseman CCIM
ahuseman@corp-realty.com
504.587.1450

Jeff Cohn
jcohn@corp-realty.com
504.581.5005



APPROXIMATELY 2,000 SF PER FLOOR

4162-64 Canal Street, New Orleans, LA 70119

DESCRIPTION

This two-story, fully leased building has an ideal central location, convenient to businesses, restaurants, coffee shops, and other retail centers such as Mid-City Market. It is on the Canal streetcar line and near Orleans Parish bus stops. Canal Street and Carrollton Avenue are major thoroughfares, providing quick connection to I-10 and Pontchartrain Expressway as well as the Medical District and CBD, City Park, and Metairie.

The building's HVAC was fully replaced in 3rd

quarter of 2025. Each floor has its own entrance and features private offices and two restrooms. There is a kitchenette and waiting area on the ground floor and a kitchen and balcony on the second floor. See the following pages for more details.

There is a non-air conditioned storage room in the non-attached building in the rear that would be part of the sale but is not part of the rentable area.

OVERVIEW

SIZE	Building Total: 3,878 rsf
	4162 Canal: 2,000 rsf (leased)
	4164 Canal: 1,878 rsf (leased)
	Land: 5,200 sf
SALE PRICE	\$800,000
PARKING	Three off-street parking spaces in front; additional shared parking with neighbor (ask agent for more information).



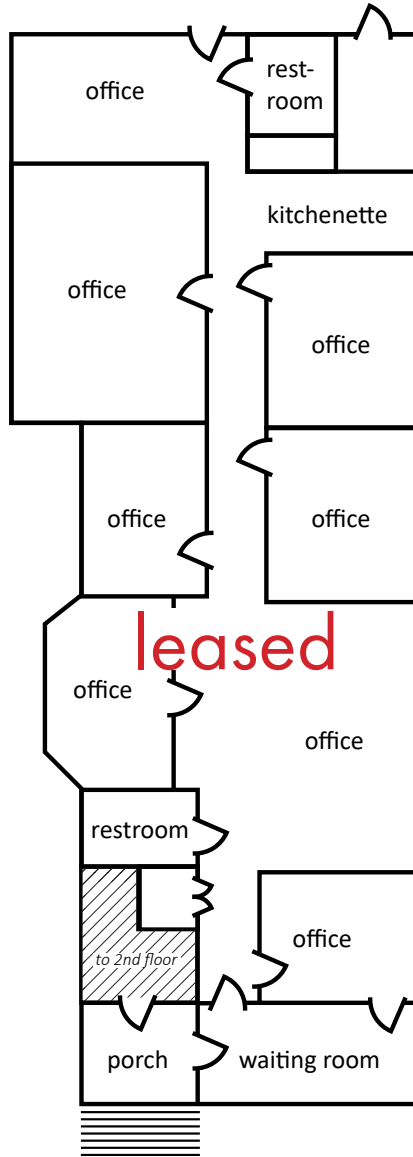
CORPORATE REALTY

Andrea A. Huseman CCIM
ahuseman@corp-realty.com
504.587.1450

Jeff Cohn
jcohn@corp-realty.com
504.581.5005

4162-64 CANAL STREET

4162 CANAL (1ST FL) | PLAN & PICTURES



FEATURES

- » 7 private offices
- » open work space
- » kitchenette
- » 2 restrooms
- » waiting room

This space is leased as of July 1, 2025.



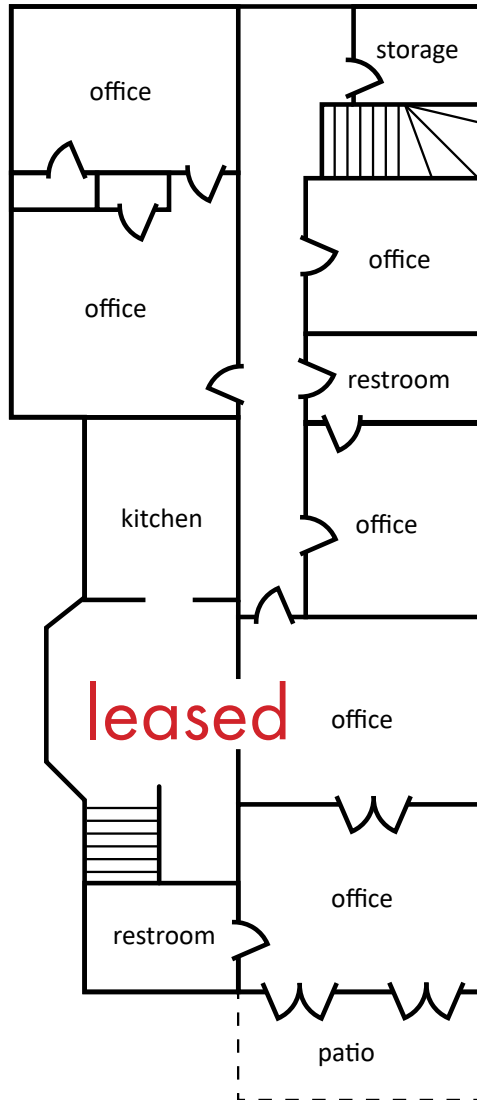
CORPORATE REALTY

Andrea A. Huseman CCIM
ahuseman@corp-realty.com
504.587.1450

Jeff Cohn
jcohn@corp-realty.com
504.581.5005

4162-64 CANAL STREET

4164 CANAL (2ND FL) | PLAN & PICTURES



FEATURES

- » 5 private offices
- » open work space
- » 2 restrooms
- » kitchen
- » private entrance
- » patio

This space is leased as of Sept. 3, 2025.



CORPORATE REALTY

Andrea A. Huseman CCIM
ahuseman@corp-realty.com
504.587.1450

Jeff Cohn
jcohn@corp-realty.com
504.581.5005

OFFICE SPACE | FOR SALE

Two-Story Mid-City Office Building with Parking

4162-64 Canal Street, New Orleans, LA 70119



Andrea A. Huseman CCIM
ahuseman@corp-realty.com
504.587.1450



Jeff Cohn
jcohn@corp-realty.com
504.581.5005



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

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana, 10/2025.