

BUILDING FOR SALE – PRIME METAIRIE LOCATION CURRENTLY OPERATES AS A BAR

OFFERING MEMORANDUM

SUBJECT PROPERTY



2820 LIME STREET

FOR SALE

Metairie, LA

TALBOT
REALTY GROUP

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METAIRIE BAR

Owner-User or Investment Opportunity

LIST PRICE

\$460,000

INVESTMENT SUMMARY

Building Size	2,805 SF*
Lot Size	5,975 SF*
Tenancy	Month-to-Month
Current Use	Operating Bar

*All measurements are approximate and not guaranteed. Buyer to verify.



Owner-User or Investment Opportunity

The sale includes two seller-owned video poker machines, with an option for a revenue-sharing agreement with the new owner.



Additional Revenue Stream

Ideal for an operator seeking their own location or an investor looking for a property with in-place, rental income. **DO NOT DISTURB THE TENANT.**



Flexible Tenancy

The current bar operates on a month-to-month lease, providing immediate income with flexibility for a new owner to occupy or renegotiate terms.



Strategic Location

Positioned in Metairie, a strong commercial submarket of New Orleans, offering excellent access and visibility for any business.



Lease Option Available

The seller may consider a lease to a qualified operator, providing an alternative path to controlling this fantastic property.



PROPERTY OVERVIEW

2820 LIME STREET | METAIRIE, LA

Talbot Realty Group is pleased to present the exceptional opportunity to acquire 2820 Lime Street, a freestanding commercial building ideally situated in Metairie, Louisiana. Currently operating as a popular local bar, this property encompasses a 2,805 square foot structure thoughtfully positioned on a spacious 5,975 square foot lot.

This offering represents a uniquely versatile opportunity for an investor seeking stable returns or an owner-user looking to establish their business in a prime location. The current tenant operates on a flexible month-to-month lease, providing a new owner with immediate income and the agility to re-tenant, renegotiate, or occupy the space for their own exciting venture.

Enhancing the investment's appeal, the seller owns two video poker machines on-site and is open to establishing a lucrative revenue-sharing agreement. Please note, while the business's inventory and equipment are not included in the list price, they may be negotiated separately, offering a turnkey solution for the right operator.



2,805 SF

BUILDING SIZE

5,975 SF

LOT SIZE

FLEXIBLE




MONTH-TO-MONTH

OWNER-USER



OPPORTUNITY



Property & Lot Specifications

 Property Address:	2820 Lime Street, Metairie, LA
 Parcel Number:	0820029107
 Subdivision:	PONTCHARTRAIN GARDENS SECT C
 Lot / Square / Section:	12 / 25 / 00

Lot Dimensions (Approximate)

 Area:	697 m ² / 7,504 ft ² / 0.17 acres
 Perimeter:	119 m / 391 ft / 0.074 miles

DISCLAIMER: Lot dimensions are calculated from satellite imagery and may not be accurate. All measurements are not guaranteed and should be independently verified by the purchaser.

PROPERTY PHOTOS



STRATEGIC REGIONAL LOCATION



Metairie is a major community in Jefferson Parish and a significant commercial hub within the New Orleans metropolitan area. Located just west of New Orleans, it offers businesses and residents a dynamic suburban environment with direct access to the urban core's economic and cultural amenities.

The area is a powerhouse of commercial activity, anchored by prominent corridors such as Veterans Memorial Boulevard and home to major retail destinations like Lakeside Shopping Center. This vibrant economic landscape draws consumers and businesses from across the region, fostering a robust and stable investment environment.

The property's location provides excellent connectivity via major thoroughfares like I-10, making it easily accessible to the wider region, including the Louis Armstrong New Orleans International Airport and the Port of New Orleans. This unparalleled access solidifies Metairie's role as a critical link in the commercial and logistical network of the Gulf Coast.

A Hub of Convenience & Commerce



Discover the unparalleled convenience of 2820 Lime Street, strategically positioned within a thriving ecosystem of commerce and community in Metairie. The property is immersed in a dynamic blend of commercial, industrial, and residential activity, ensuring constant energy and a steady flow of potential customers.

This prime location offers immediate access to an impressive array of amenities. From major shopping centers like Clearview City Center and national retail giants to popular local restaurants and essential services, everything your business and your customers need is just moments away. The area's robust commercial corridor generates significant daily traffic, creating an ideal environment for a destination business to flourish and capture a loyal customer base.

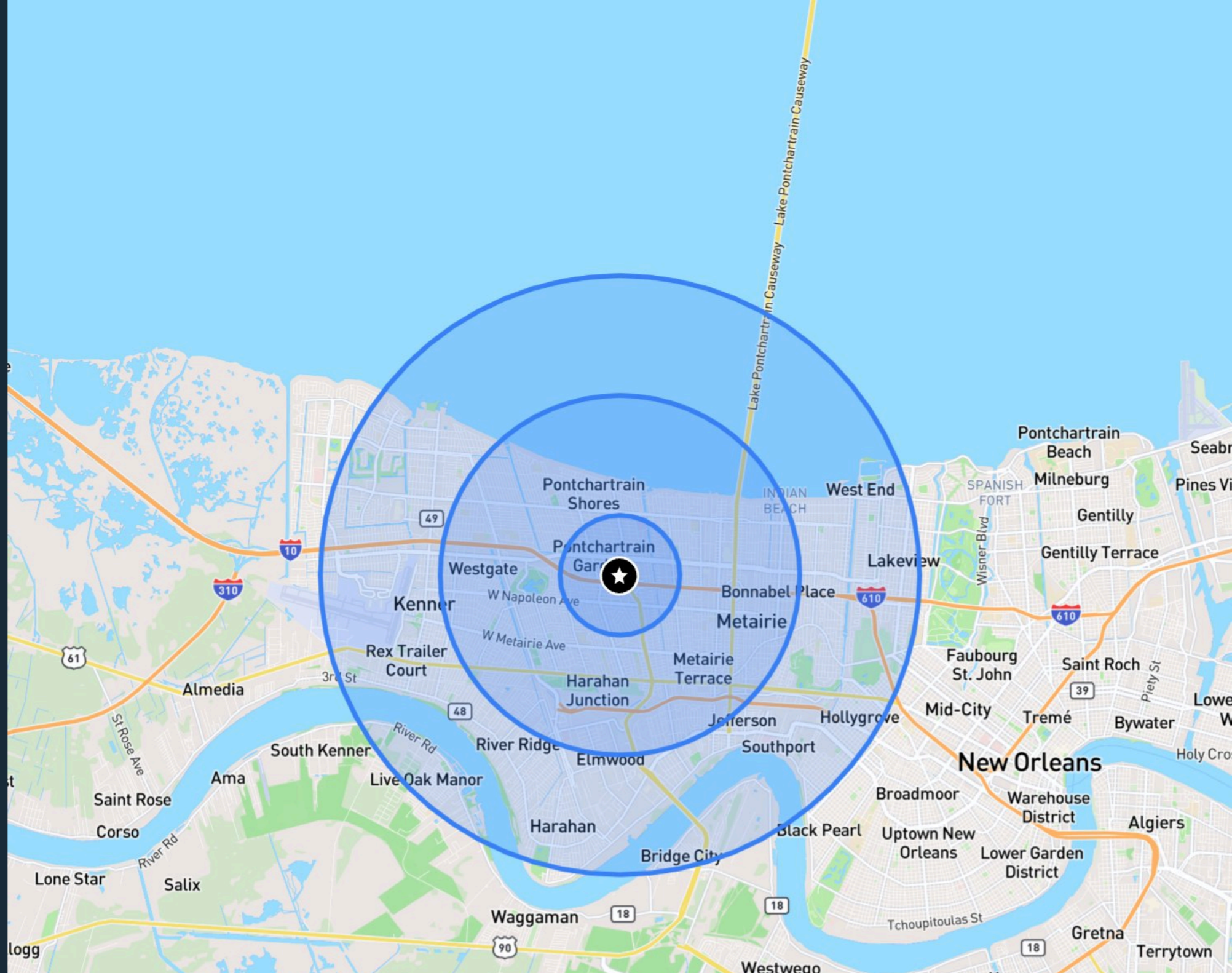
MARKET DEMOGRAPHICS

2820 LIME STREET, METAIRIE, LA

The subject property is situated within a densely populated and economically stable area of Metairie. The surrounding demographics indicate a solid foundation of potential customers with strong household incomes and consistent population density. An analysis of the 1, 3, and 5-mile radii reveals key insights into the local consumer base, supporting the long-term viability of commercial investment in this thriving location.

2025 DEMOGRAPHIC SNAPSHOT

METRIC	1-MILE	3-MILE	5-MILE
Population	23,477	141,843	263,616
Median HH Income	\$71,327	\$79,581	\$77,626
Bachelor's Degree+	5,542	42,601	77,320
Hispanic Population	6,749	29,196	54,338




263K+

**POPULATION
(5-MILE RADIUS)**


\$79K+

**MEDIAN HHI
(3-MILE RADIUS)**


77K+

**COLLEGE EDUCATED
(5-MILE RADIUS)**

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The information contained herein is not a substitute for a thorough due diligence investigation. Talbot Realty Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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