FOR SALE

4019 Lasalle St | Warehouse & Car Wash

Income-producing corner commercial asset near Hwy 190

4019 Lasalle St
Mandeville, LA 70471 · St. Tammany Parish

SALE PRICE
$400,000

BUILDING SIZE
2,500 SF

LOT SIZE
0.3995 AC

PRICE / SF
$160/SF

TRAFFIC COUNT
9,732 VPD

PROPERTY OVERVIEW

Commercial investment opportunity at 4019 Lasalle St in Mandeville, LA. The HC-2 commercial property sits on approximately 0.40 acres and includes an existing car wash facility, currently closed but functional per the listing, plus an approximately 2,500 SF warehouse with 2,000 SF of warehouse space and a 500 SF mezzanine office. The warehouse is leased month-to-month for $2,100/month including utilities, offering immediate income while preserving flexibility for a future owner.

KEY HIGHLIGHTS

- $400,000 sale price
- $2,100/month month-to-month tenant; utilities included
- Corner location with dual driveway access from Lasalle St and Asbury Dr
- Immediate proximity to Hwy 190, Hwy 22, and North Causeway Blvd
- +/-2,500 SF warehouse with 2,000 SF warehouse + 500 SF mezzanine office
- Existing car wash facility
- HC-2 Highway Commercial zoning
- Do not disturb tenant; showings by appointment only

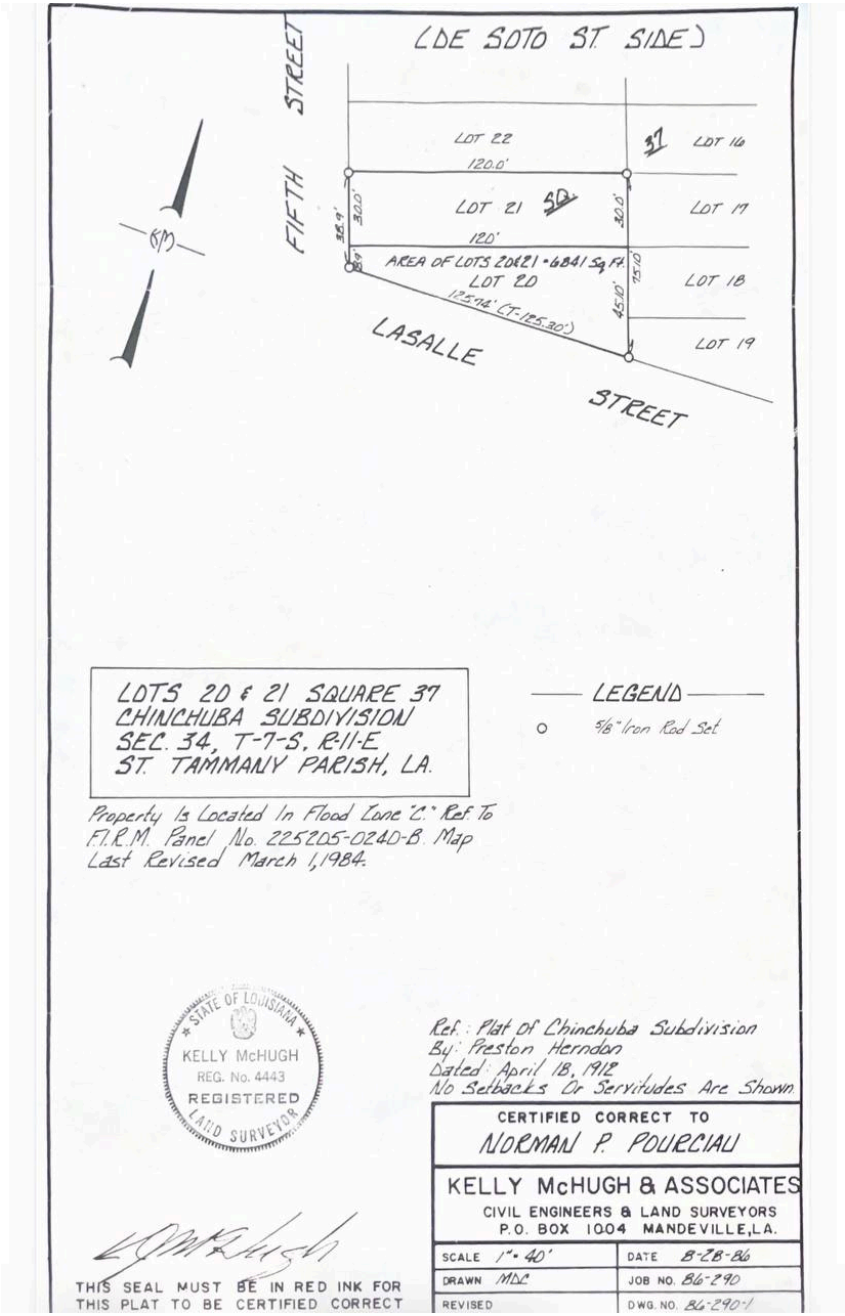
INCOME NOW, FLEXIBILITY LATER

Corner HC-2 site with dual access, an existing tenant, and redevelopment potential near Mandeville's Hwy 190 / Hwy 22 commercial corridor.

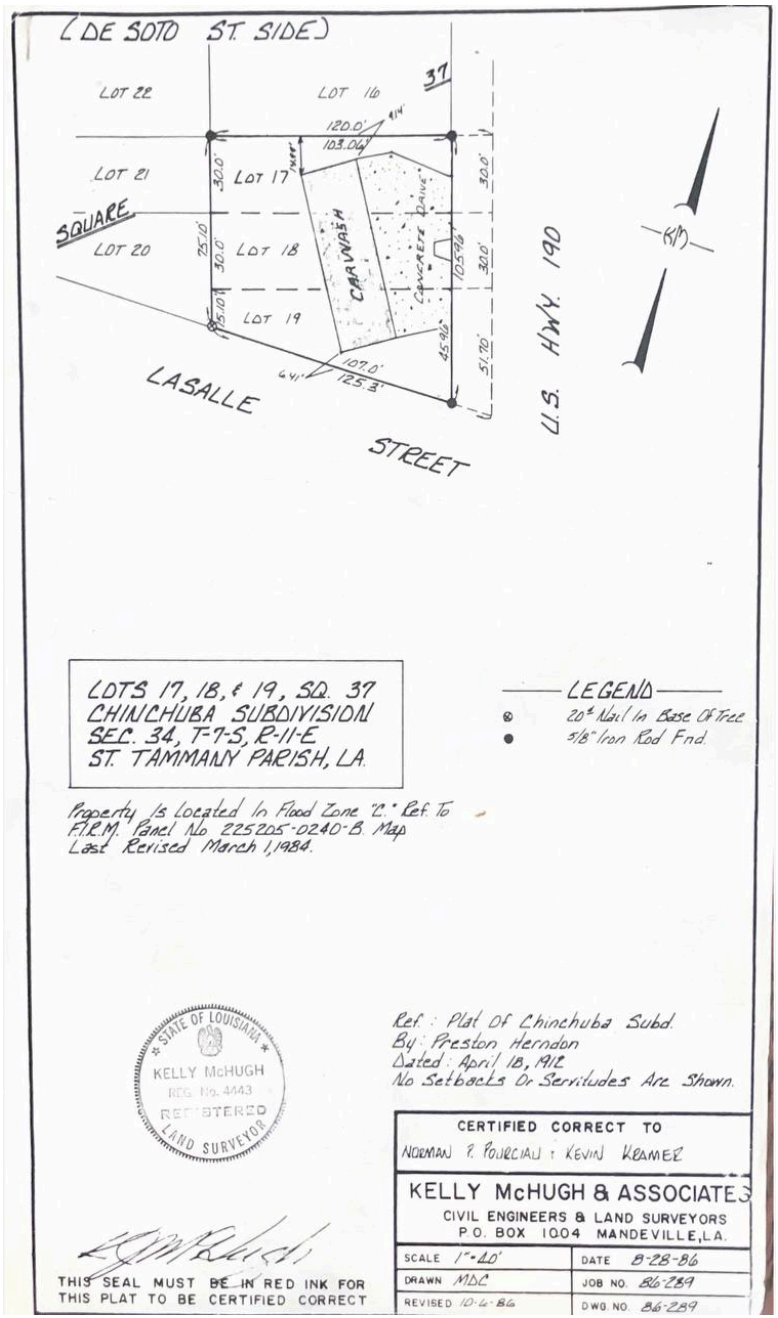
HC-2
40816
48635
40035
5TH
41087
40700
ASBURY

N
DESOTO ST
DESOTO ST
DRY OAK LN
Tammany Trace
Causeway Blvd
U.S. 190 Frontage Rd
6TH ST
6TH ST
5TH ST
PROPERTY LOCATION
899
(25)
LASALLE ST
LASALLE ST
LASALLE ST
190
9,732
(05)
23,481
(20)
U.S. 190 FRONTAGE RD
EMERALD RD
ELMWOOD PL
190
CORDELL EUSTIS
KPG REALTY

SURVEY | LOTS 20 & 21 · CHINCHUBA SUBDIVISION · ST. TAMMANY PARISH, LA



SURVEY | LOTS 17, 18 & 19 · CHINCHUBA SUBDIVISION · ST. TAMMANY PARISH, LA



Mandeville Market Snapshot

Northshore commercial location with high-income household base, nearby interstate access, and documented daily traffic at the site corridor.

ACS 2023 CITY-LEVEL ESTIMATES WHERE NOTED · TRAFFIC AND ACCESS FROM LISTING SOURCE

POPULATION	12,931	Mandeville city
MEDIAN HH INCOME	$89,122	ACS 2023 estimate
MEDIAN HOME VALUE	$363,300	ACS 2023 estimate
POVERTY RATE	7.4%	ACS 2023 estimate
TRAFFIC COUNT	9,732 VPD	Nearest count shown in listing
I-12 ACCESS	1.5 mi	Approx. nearest interstate

Schedule a Showing

4019 Lasalle St · Mandeville, LA 70471

$400,000 · 2,500 SF · 0.3995 AC

LOCATION & DEMOGRAPHICS

Address	**4019 Lasalle St, Mandeville, LA 70471**
Traffic Count	**9,732 VPD**
Nearest Interstate	**I-12 - 1.5 mi**
Nearest Hwy	**190**
Nearest Airport	**MSY - 35.5 mi**
Parcel APN	**1120211028**

Contact Us

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