

BUILDING FOR SALE

WAREHOUSE WITH OFFICE/SHOWROOM

3217 27th Street, Metairie, LA



Collin Holmes

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PROPERTY HIGHLIGHTS

- Office Space: 1,600 SF
- Mezzanine Space: 710 SF
- Warehouse Space: 6,420 SF
- 26 Foot High Warehouse Space
- Security Gate
- Land Can Be Subdivided
- Zoning: BC-2

PROPERTY DESCRIPTION

The property boasts a 26-foot high warehouse space, with a 30,000 SF Laydown yard and a security gate. The expansive warehouse spans approximately 6,420 square feet (on 38,000 SF of land), complemented by a well-designed office space measuring 1,600 square feet. Additionally, a fully equipped mezzanine of 710 square feet enhances the property, featuring complete facilities including bathrooms and a shower.

Situated strategically on the northwest quadrant of the North Causeway Boulevard/I-10 interchange, the property is bounded by North I-10 Service Road/27th Street (dead end) and Athania Parkway, offering a prime and accessible location.

OFFERING SUMMARY

Sale Price:	\$2,699,000
Lot Size:	38,400 SF
Building Size:	8,800 SF

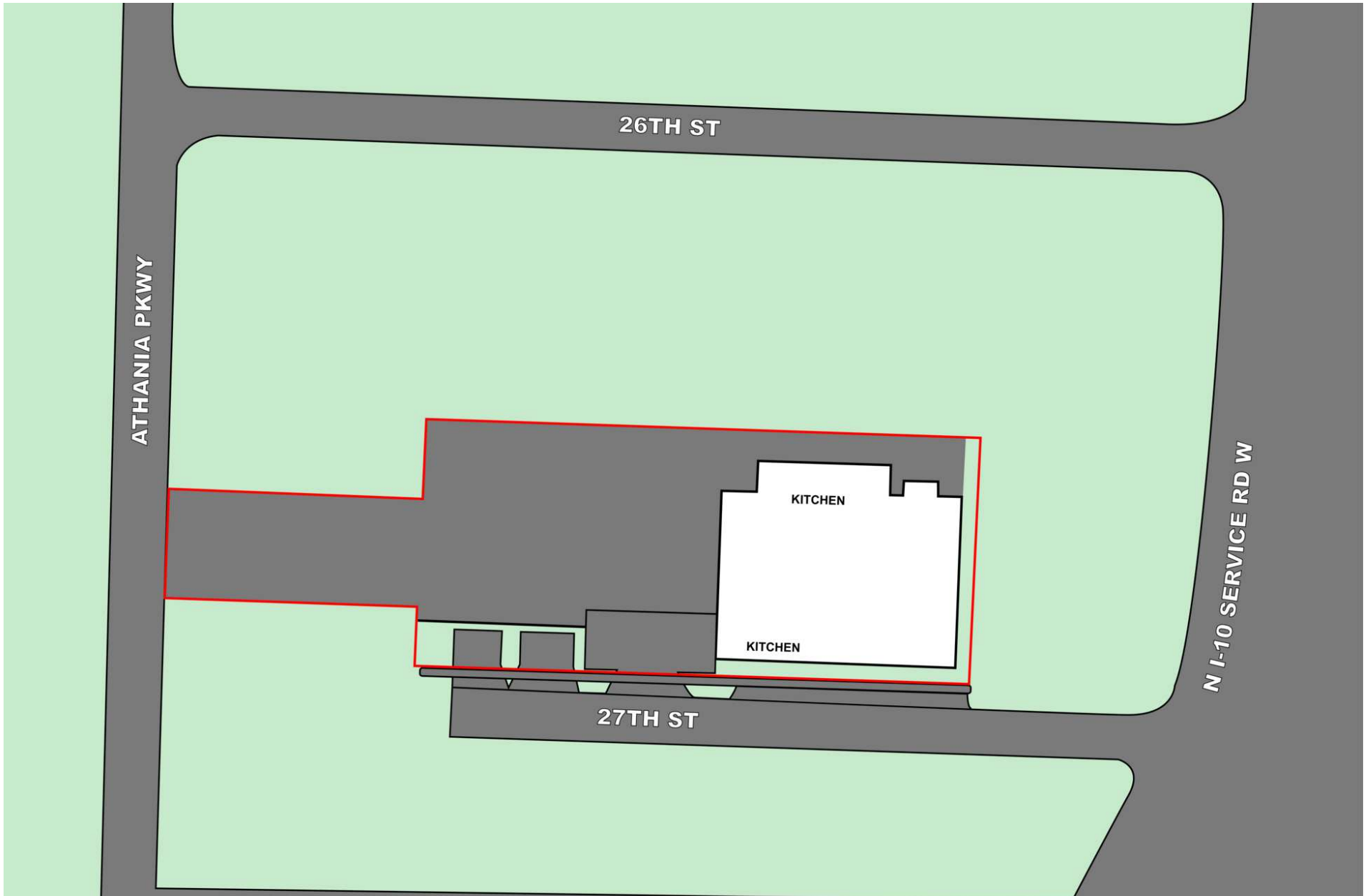


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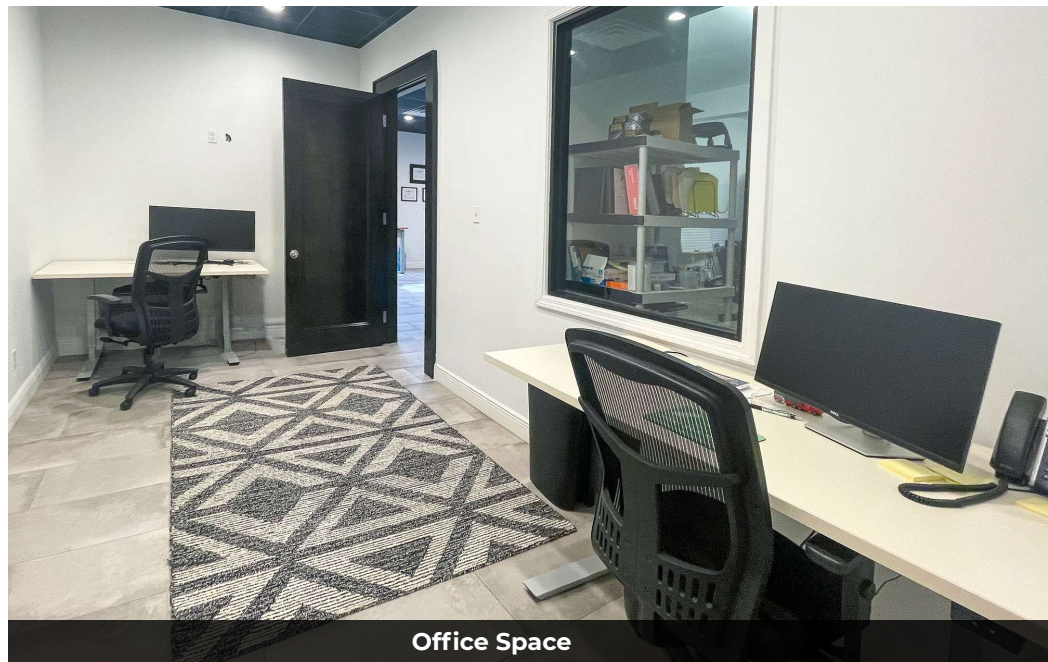
Office Space



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Office Space



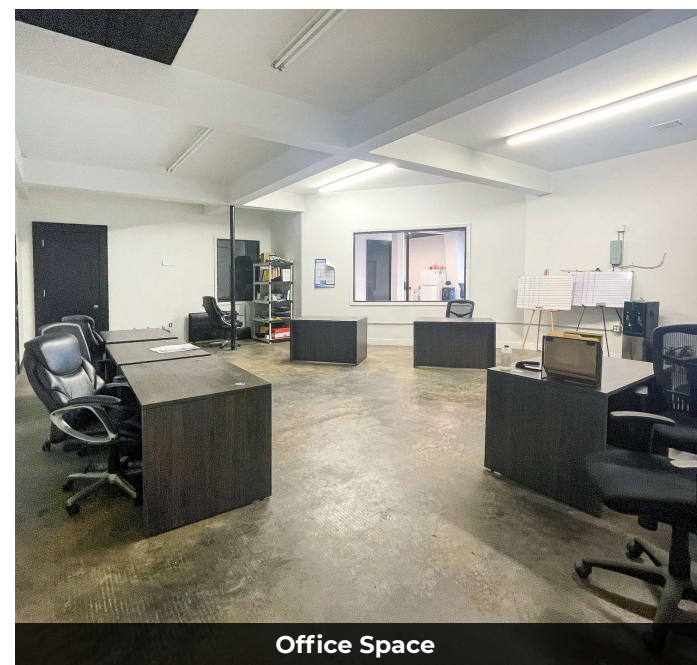
Office Space - Second Floor



Office Space - Second Floor



Office Space - Second Floor



Office Space



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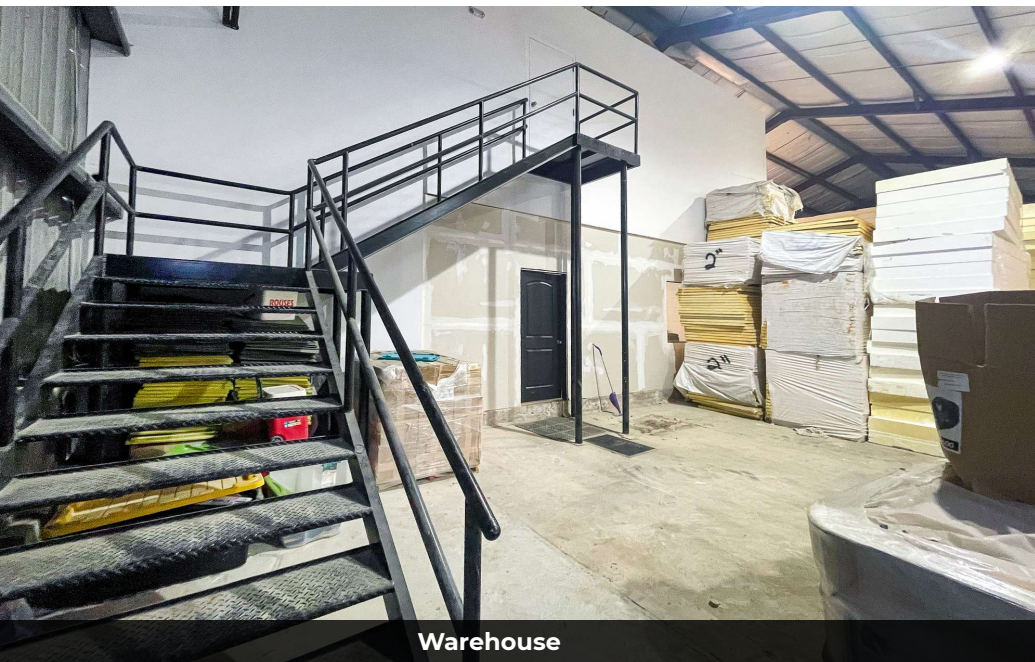
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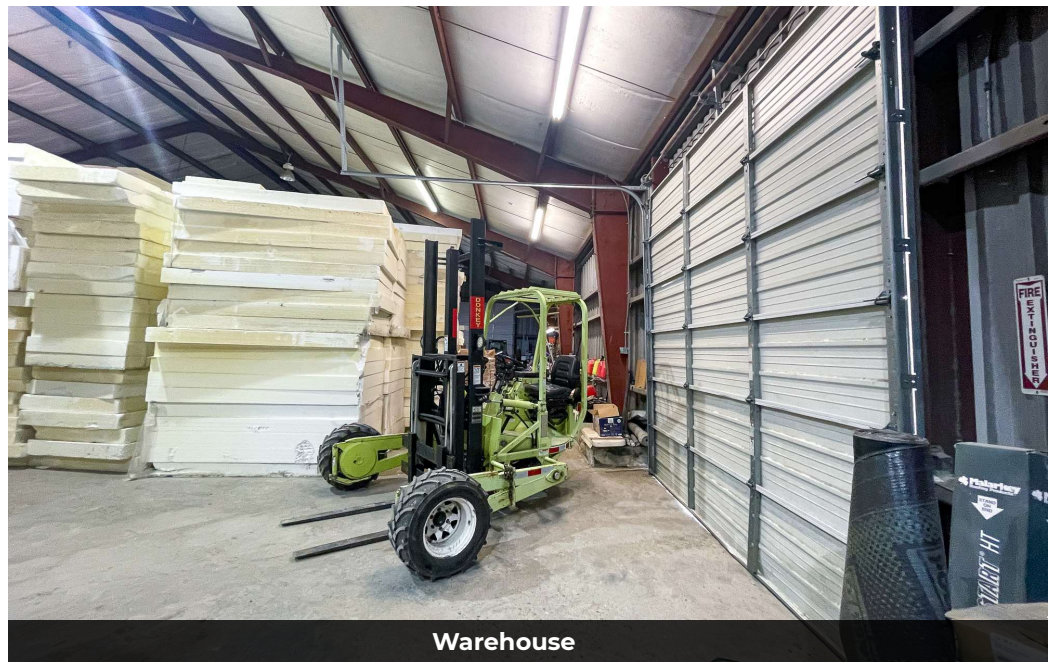
Warehouse



Warehouse



Warehouse



Warehouse



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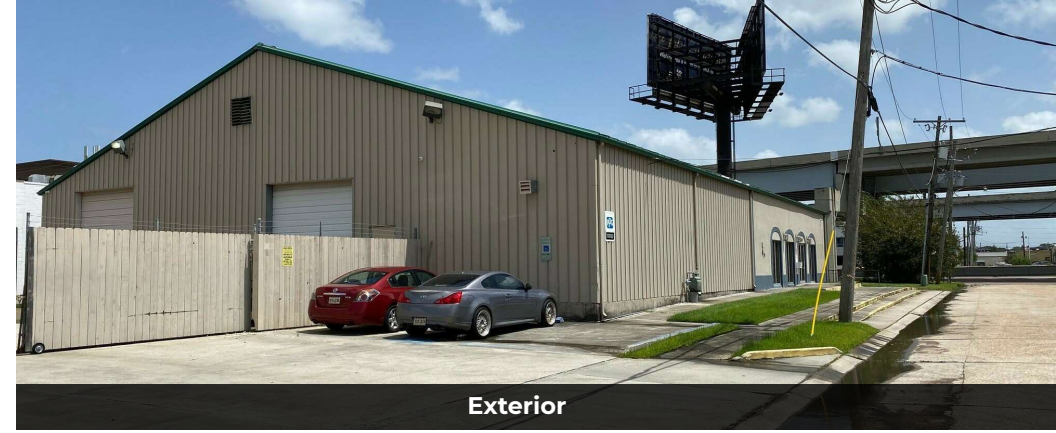
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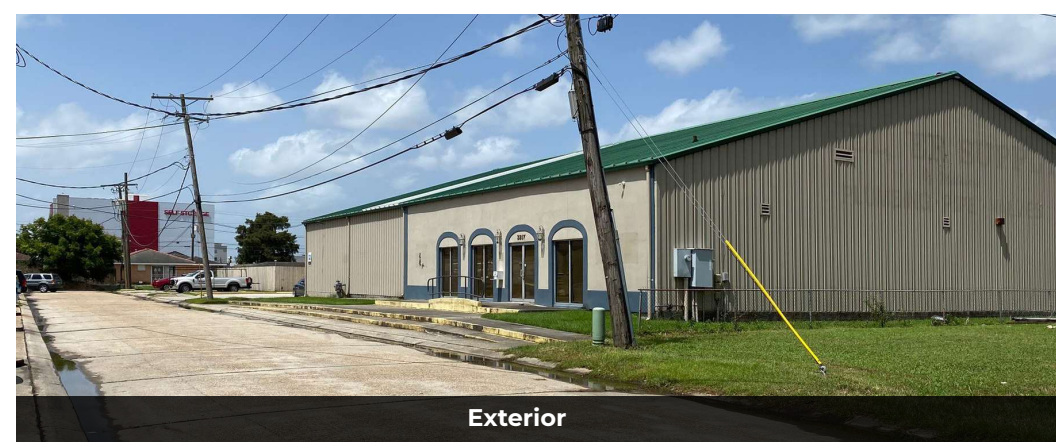
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Exterior



Exterior



Exterior



Exterior



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East Jefferson
General Hospital
LCMC Health

LAKESIDE SHOPPING CENTER
 ★ macy's Dillard's DICK'S SPORTING GOODS
 ZARA RH RESTORATION HARDWARE LEGO JC Penney SEPHORA
 POTTERY BARN FREE PEOPLE Madewell WARBY PARKER APPLE

BARNES & NOBLE

FLOOR DECOR

TRADER JOE'S

VETERANS MEMORIAL BLVD

57,408 ADT -21

CLEARVIEW CITY CENTER
 target AMC Ochsner Health WALK-ON'S

Total Wine & MORE

LOWE'S

Michael's petco

WHOLE FOODS MARKET

83,662 ADT -21

ROUSES MARKETS Burlington

INTERSTATE 10

147,539 ADT -22

INTERSTATE 10

W NAPOLEON AVE

SRSA COMMERCIAL REAL ESTATE

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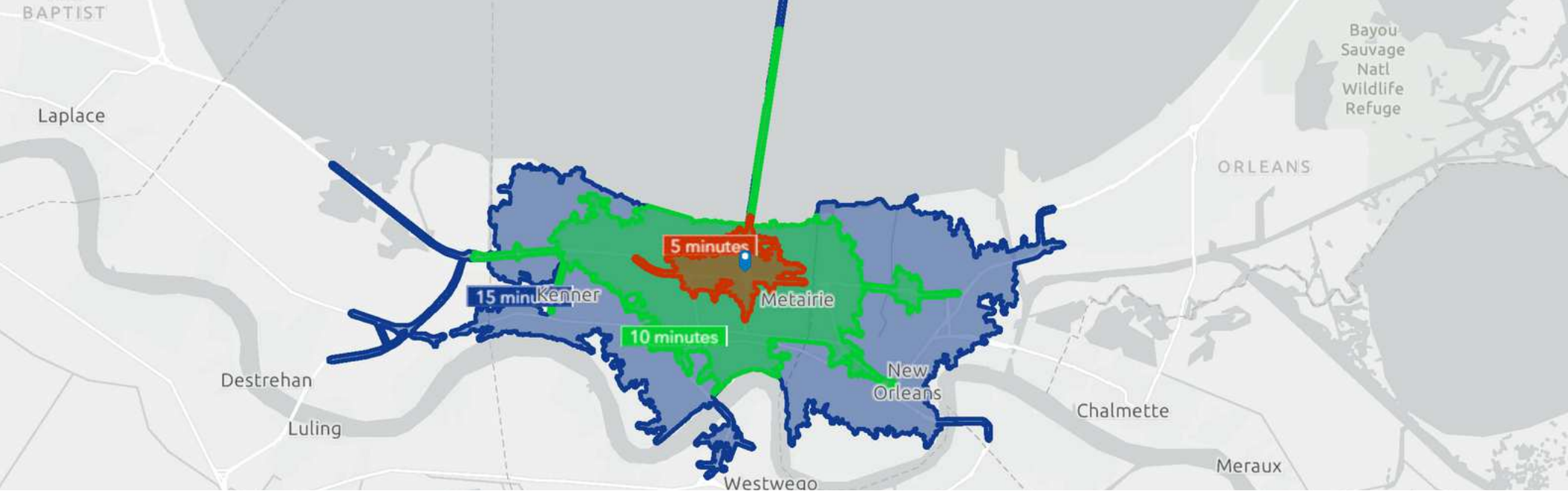


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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	29,411	172,904	417,677
DAYTIME POPULATION	47,166	188,796	490,419
TOTAL HOUSEHOLDS	13,760	76,055	185,437
MEDIAN HH INCOME	\$52,047	\$61,548	\$54,809
TOTAL BUSINESSES	4,106	10,980	27,150



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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



AgencyForm Rev. 05/21



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