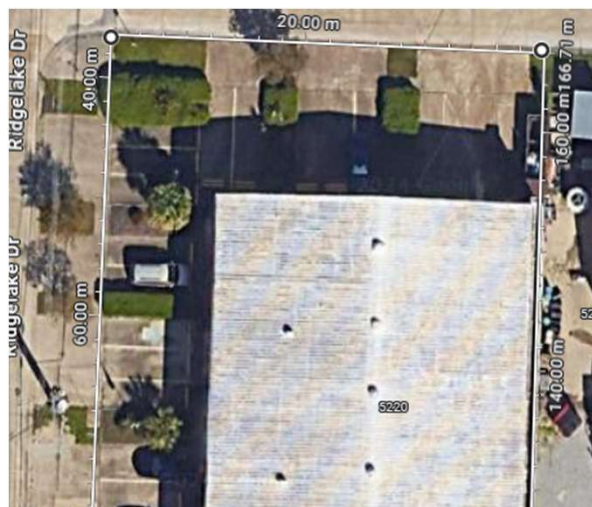
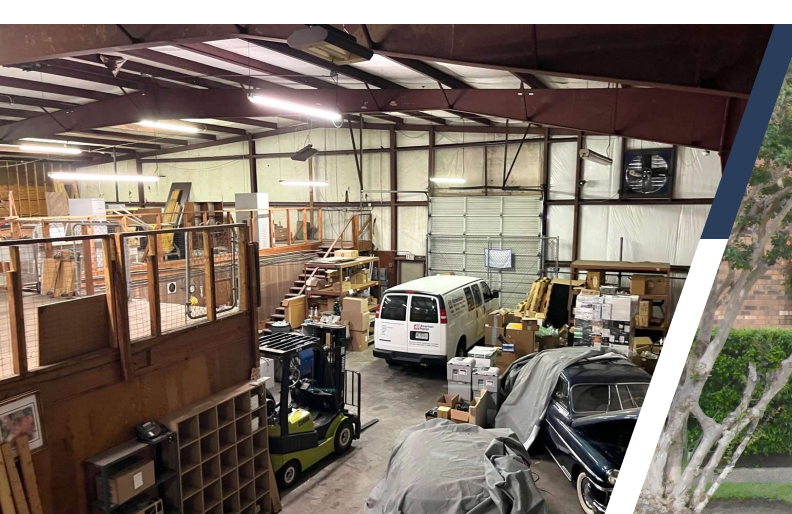


## 2609 Ridgelake Dr Metairie, LA



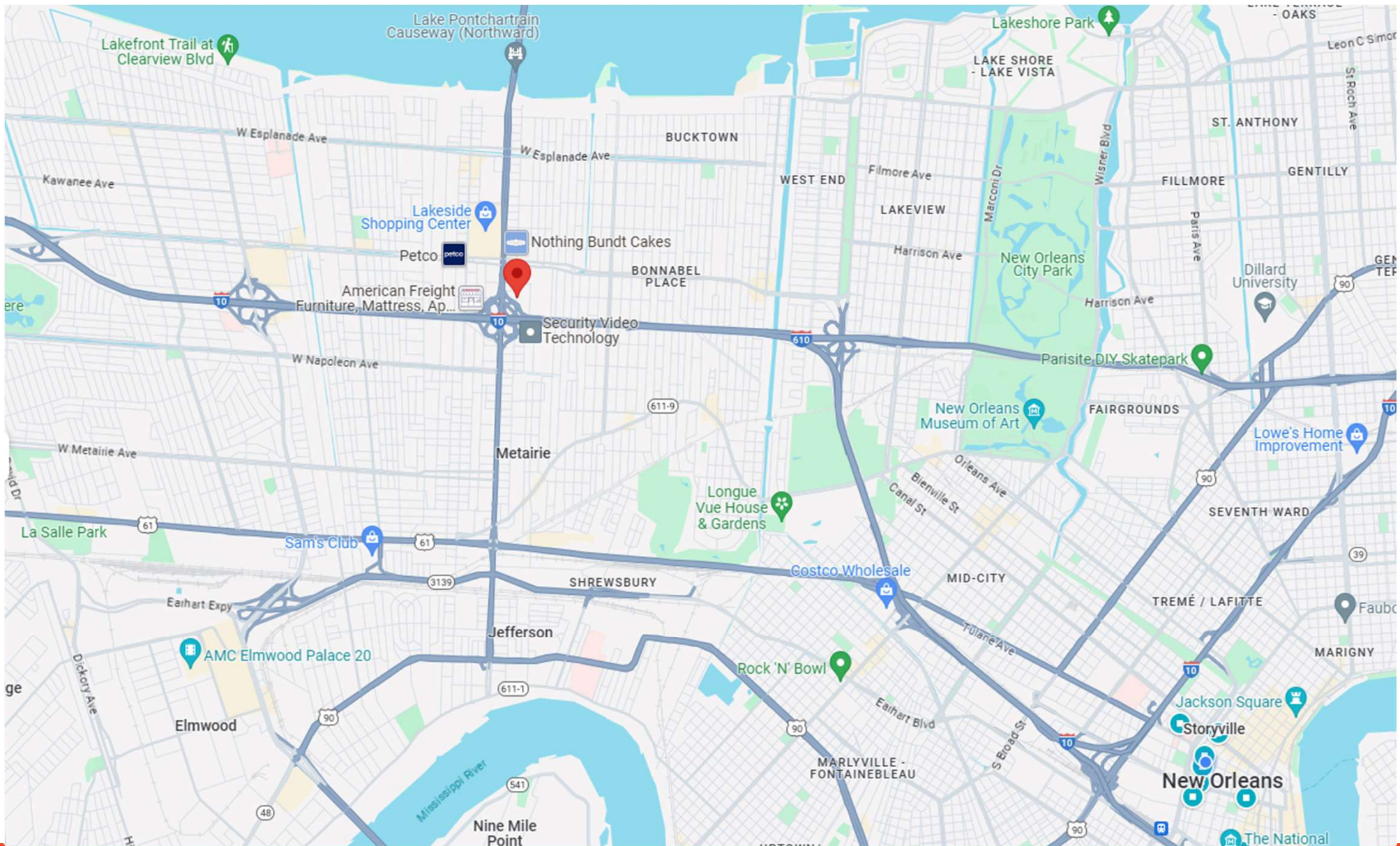
## Rare Office/Warehouse Building For Sale in Metairie!

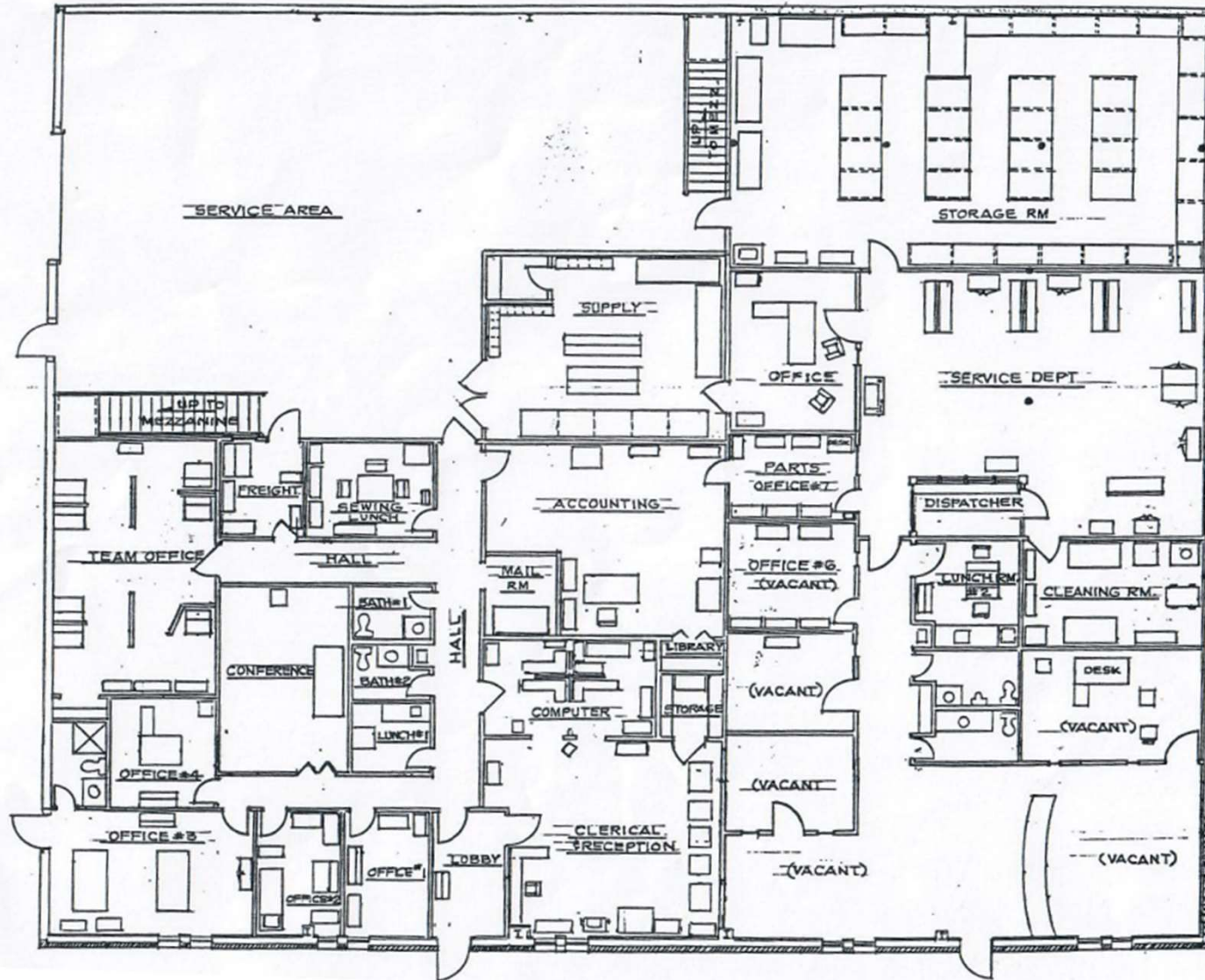
<b>TOTAL BUILDING AREA</b>	9,900 sq. ft. gross building area
<b>OFFICE AREA</b>	6,200 sq. ft. of climate-controlled area including 9 private offices, one executive office with restroom, conf. room, reception, 2 break rooms, bull pen, 2 open areas and 2 storage rooms plus 1,000 sq. ft. of climate-controlled work area
<b>WAREHOUSE</b>	3,700 sq. ft. of warehouse area
<b>MEZZANINE STORAGE:</b>	7,780 sq. ft. of second floor mezzanine storage with 9' clear accessed by stair or forklift
<b>PARKING</b>	Property features 21 striped parking spaces
<b>LIST PRICE:</b>	<b>\$1,375,000</b>
<b>ADDITIONAL:</b>	Rare office and warehouse property located in the heart of Metairie with parking. Zoned BC-2. Roof sealed in 2019. Seller's business will relocate upon sale. Building is located on 17,280 sq. ft. feet of land on a corner site. Rear two walls of building are concrete tilt. The warehouse features ground level loading via one 12 x 14 overhead door





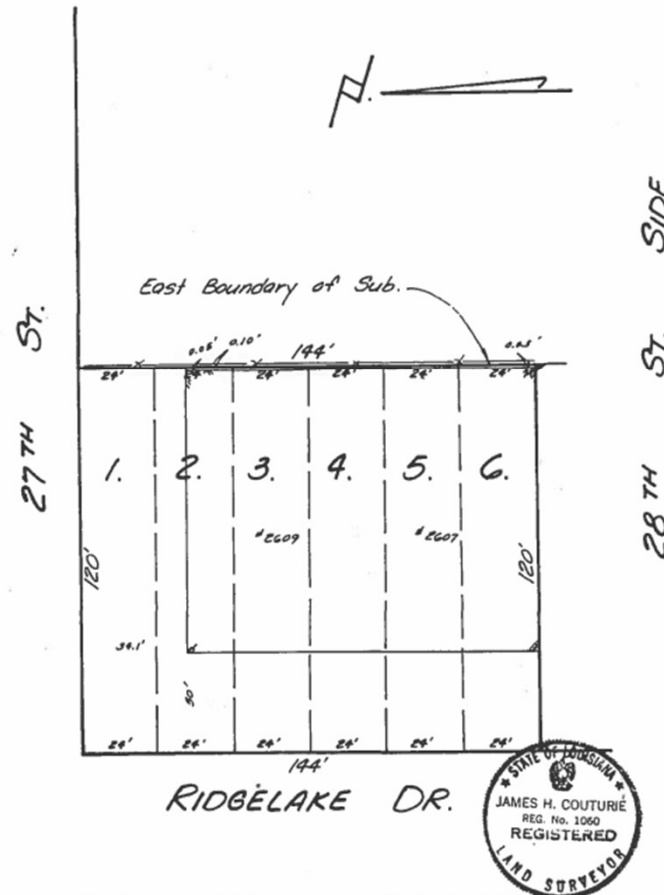
Located in Metairie, LA 2609 Ridgelake Dr. sits two blocks West of Causeway Blvd in the heart of the Causeway Corridor. 2609 Ridgelake Dr. is an office warehouse building including approximately 6,200 sq. ft. of office space and approximately 3,700 sq. ft. of warehouse space. There is an additional 7,780 sq. ft. of mezzanine storage with 9' clearance and 21 striped parking spaces on 17,280 sq. ft. of land. The roof was sealed in 2019 and the building is in good condition. Two of the exterior walls are concrete tilt. Building is ideal for a construction or engineering company wanting to have office and warehouse space in Metairie.





SQ. NO. 29, HARLEM PARKWAY 8880 246  
JEFFERSON PARISH, LA.

METAIRIE LAWN SUB. SIDE



New Orleans, La.  
July 1, 1988  
*Survey certified correct. Made at the request*

# 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:

Seller/Lessor:

\_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_