



**Commercial**  
 ML# **2537026**  
**3728 DOWNMAN RD, New Orleans, LA 70126**  
 Bldg Type **IND**  
 Unit #  
 Parish **Orleans**  
 Subdiv  
 City **New Orleans**  
 Lot **21,22**  
 Legal Desc **Downman road pt lots 21 22, Downman road 40 x 98/106**  
 Bounding St **Chef Menteur Hwy**  
 Directions **Chef hwy to Downman road**

Status **Active**  
 Listing Type **ERS**  
 List Price **\$475,500**  
 Orig Price **\$475,500**  
 \$/SQFT **\$219.53**  
 Neighborhood  
 CityLmt **Yes**  
 Limited Service **No**

General Information							
Whs Sqft	<b>2,166</b>	Exterior	<b>BL</b>	Dock/# Doors/Size	<b>No, / 3</b>	TermCont	<b>No</b>
Offc Sqft	<b>0</b>	Stories	<b>1.0</b>	Elec Phase		Ceiling/Eave Ht	
Appx Living Area	<b>2,166</b>	Zoning	<b>C</b>	Elec Volts		Car Storage	<b>DR,GR</b>
Total Area	<b>2,166</b>	Util Prov By: Gas	<b>NO</b>	Elec Amps		Ttl Current Rent	
SqFt Source:	<b>Tax Records</b>	Exp Prov By: Util		WtrFr/Nav		Sale Inc	<b>BLD,BUS,EQU</b>
\$/SQFT	<b>219.53</b>	Lot Size	<b>4080 sq ft</b>	Water	<b>P</b>		
Year Built Effective	<b>1964</b>	Acres	<b>0.00</b>	Sewer	<b>C</b>		
Year Built	<b>1964</b>					Elec	<b>Cleco</b>
Year Built Details							
Year Built Source	<b>Owner</b>	Janitor		Comm Area Maint		Rail Serv	<b>No</b>
RETax		Ins		Potent Short Sale	<b>No</b>	Sprinkler	
Elevator		Elev Cert Avail	<b>No</b>	Eng Efficient Feat		LivQuarters	<b>No</b>

**Public Remarks for NOMAR Website and Public Viewing**

**PREMIER AUTOMOTIVE SERVICE CENTER ALONG WITH HIGH VISIBILITY AND DEMAND DOWNMAN ROAD AND CHEF HIGHWAY AREA \* LAND IS 4080 SQ FT. AND BUILDING IS 2166 SQUARE FT. 2 OVERHEAD DOORS WITH SERVICE BAYS, EQUIPMENT TO REMAIN COMPRESSOR TYPE 30, STRUT SPRING, ENGINE HOIST, PRESSURE WASHER, FORNEY WELDER, COATS WHEEL BALANCER, COATS TIRE CHANGER, COOL TECH A/C RECYCLER, CHAIN HOIST, BOAT LIFT, AND MUCH MORE. SOME PERSONAL ITEMS EXCLUDED.**

**Financial Information**

Ownr May Finance	<b>No</b>	Bond For Deed	<b>No</b>	3rd Party/REO	<b>Neither</b>	Lse Purch Poss	<b>No</b>
		Meas. Appx Not Guaranteed	<b>Yes</b>	Sold W Covenants/Restr	<b>No</b>	Sold As Is WOR	<b>Yes</b>

**Agent Remarks**

**RESPECTED AUTO REPAIR SHOP FOR MANY YEARS, CLOSE TO BANNER CHEVY DEALERSHIP, CALL LISTING AGENT FOR SHOWINGS**

**Listing Agent Information**

List Agent	<a href="#">VITITOED/Debbie R. ViTITOE</a>	Agent Phone	<b>(985) 707-5170</b>	Agent Fax	
Agent Email	<a href="mailto:debravittoe@gmail.com">debravittoe@gmail.com</a>	Appt. Contact #	<b>(985) 707-5170</b>	Agent License #	<b>000004122</b>
List Broker	<a href="#">RMXS03/RE/MAX Select</a>	Office Phone	<b>(985) 662-5600</b>	Office Fax	<b>(985) 662-5601</b>
				Office License #	<b>995693217</b>
Attribution Contact					
Internet	<b>Yes</b>	Occupied	<b>Owner</b>	Internet Valuation	<b>Yes</b>
				Entered By	<b>DRV</b>
List Date	<b>01/12/2026</b>	Under Contract		Expire Date	<b>05/15/2026</b>
Showing Instruct:				Shown By	<b>A</b>
				DOM	<b>18</b>

**Prepared By: Debbie ViTITOE**

**Information Deemed Reliable, Not Verified or Guaranteed**

**Date: 01/30/2026 1:57 PM**

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