

315 S. Broad, Unit: BUILDING

315 S. Broad, New Orleans, LA 70119

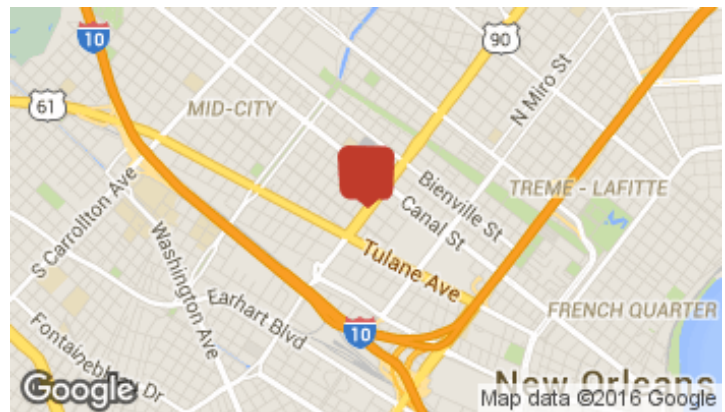


Transaction ID: 2155287
Property Type: Vacant Land – SOLD
Possible Uses: Office, Retail
Gross Land Area: 0.96 Acres
Archived Date: 11/19/2015
Closing Date: 10/29/2015
Asking Sale Price: \$1,350,000
Asking Unit Price: \$32.28 PSF
Final Sale Price: Undisclosed
Nearest MSA: New Orleans-Metairie
County: Orleans



Overview/Comments

This is the former Carpenters Union Building. LOCATION, LOCATION. Can be office or retail. 30,000/SF of parking on the Bank St. side lot. 1st floor 5,000/SF gutted office space. 2nd floor 5,000/SF open floor plan. Needs renovation. Visibility at busy intersection. Close to court house, Tulane Ave. & Canal St. Close to the future Medical Corridor. Total land .96 acre. Good opportunity for land redevelopment. Call Lucy Chun 504-606-7788.



Property Contacts



Listing Broker

Lucy Chun

RE/MAX Commercial Brokers Inc

504-606-7788 [M]

504-838-0001 [O]

lucychun88@gmail.com

315 S. Broad, Unit: BUILDING

315 S. Broad, New Orleans, LA 70119

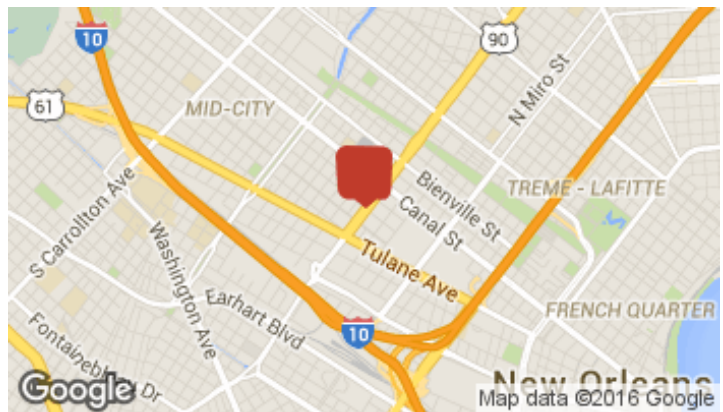


Transaction ID:	2155286
Property Type:	Office – SOLD
Office Type:	Mixed Use, Office Building
Gross Land Area:	0.96 Acres
Archived Date:	11/19/2015
Closing Date:	10/29/2015
Asking Sale Price:	\$1,350,000
Asking Unit Price:	\$135 PSF
Final Sale Price:	Undisclosed
Nearest MSA:	New Orleans-Metairie
County:	Orleans
Property Use Type:	Net Leased Investment (NNN), Investment
Property Status:	Existing
Class of Space:	Class B
Building/Unit Size (RSF):	10,000 SF



Overview/Comments

This is the former Carpenters Union Building. LOCATION, LOCATION. Can be office or retail. 30,000/SF of parking on the Bank St. side lot. 1st floor 5,000/SF gutted office space. 2nd floor 5,000/SF open floor plan. Needs renovation. Also for lease 1st floor space \$14.00/per square foot and 2nd floor space \$12.00/per square foot. Visibility at busy intersection. Close to court house, Tulane Ave. & Canal St. Close to the future Medical Corridor. Total land .96 acre. Good opportunity for land redevelopment.



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4960 Lapalco Blvd.

4960 Lapalco Blvd., Marrero, LA 70072



Transaction ID:	2155285
Property Type:	Retail-Commercial – SOLD
Retail-Commercial Type:	Free-Standing Building, Restaurant
Archived Date:	11/19/2015
Closing Date:	10/20/2015
Asking Sale Price:	\$2,300,000
Asking Unit Price:	\$252.75 PSF
Final Sale Price:	Undisclosed
Nearest MSA:	New Orleans-Metairie
County:	Jefferson
Property Use Type:	Vacant/Owner-User, Business
Property Status:	Existing
Building/Unit Size (RSF):	9,100 SF

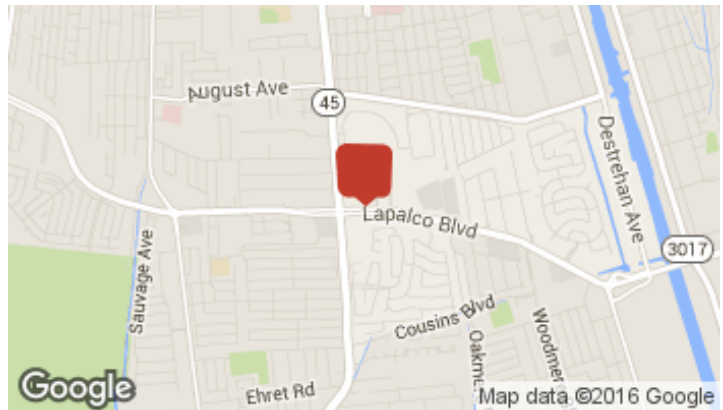


Overview/Comments

9,100 square foot building. 2 acres of land. In front of Walmart and other major stores. Includes turn key business, F.F. & E.

Motivated, please bring all offers.

Land development opportunity, retail sites and others. Well trafficked corner.



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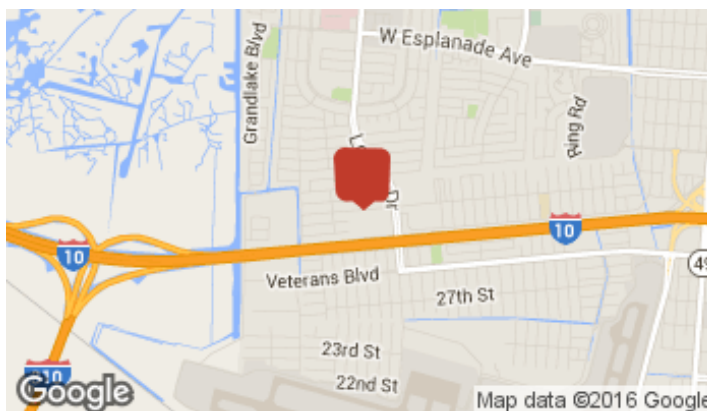
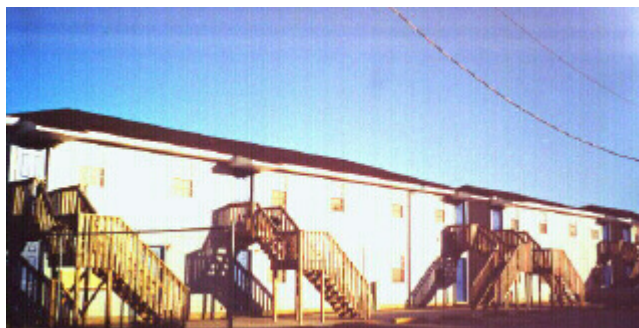
lucychun88@gmail.com

247, 249, 301 Clemson Dr

247, 249, 301 Clemson Dr, Kenner, LA 70065



Transaction ID: 2132180
Property Type: Multi-Family – SOLD
Multi-Family Type: Mid-Rise
Archived Date: 7/21/2015
Closing Date: 7/17/2015
Asking Sale Price: \$2,200,000
Asking Unit Price: \$81.48 PSF
Final Sale Price: \$1,900,000
Final Unit Price: \$70.37 PSF
Nearest MSA: New Orleans-Metairie
County: Jefferson
Property Use Type: Investment
Property Status: Existing
Building/Unit Size (RSF): 27,000 SF



Overview/Comments

Multiple buildings with newer roofs and some newer A/C units. Most apartments have tile flooring. Major renovations done 2 years ago. Tremendous cash flow. 100% leased. Please call Lucy Chun for more information 504-606-7788. Confidential listing. Please do not approach tenants or management.

Renovated apartments located minutes from the heart of downtown New Orleans and Kenner. Easy access to I-10 and 5 minutes from Armstrong Airport. The property has approximately 1.69 acres of land with 9 two-story buildings housing a total of 50 units.

247 & 249 Clemson Dr. consists each of three separate buildings (total of 6 buildings) with a total of 13 one-bedroom, one-bath units with 625 sq. ft. each and one studio unit. 301 Clemson consists of three separate buildings with a total of 16 one-bedroom, one-bath units with 750 sq. ft. each and 7 two-bedroom, and one and a half bath units with 1,200 sq. ft. each. Plenty of parking (84 spaces).

Each building is constructed with concrete slab-on-grade foundation and wood frame structures. The wall framing is wood studs and the second floor and roof framing is wood rafters and joists. The exteriors of the buildings are brick veneer, Hardiplank siding, and wood siding.

247 Clemson was built in 2003, 249 built in 2002, and 301 was built in 1986.

Property Contacts



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3900 Williams Blvd.

3900 Williams Blvd., Kenner, LA 70065

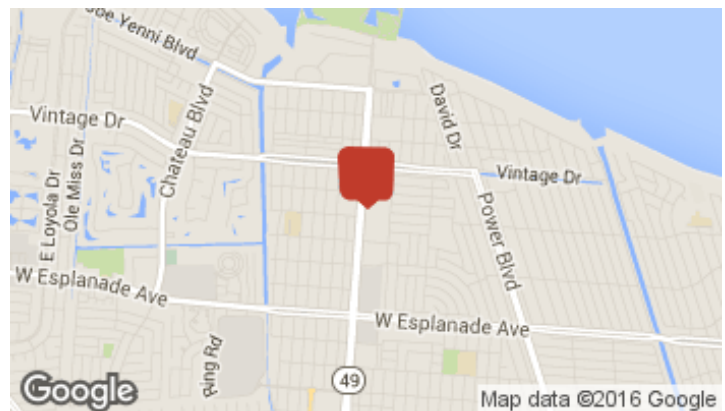


Transaction ID:	2086560
Property Type:	Retail-Commercial – LEASED
Retail-Commercial Type:	Restaurant
Contiguous Space:	10,000 SF
Archived Date:	4/24/2015
Lease Signed:	5/8/2014
Asking Lease Rate:	\$23,000 (Monthly)
Asking Unit Price:	\$27.60 PSF (Annual)
Final Lease Rate:	Undisclosed
Lease Type:	Other
Nearest MSA:	New Orleans-Metairie-Kenner
County:	Jefferson
Property Status:	Existing



Overview/Comments

3900 Williams Blvd., by the lake. Closed free standing restaurant building with all the F.F.&E inside. 10,000/SF. Lots of parking.



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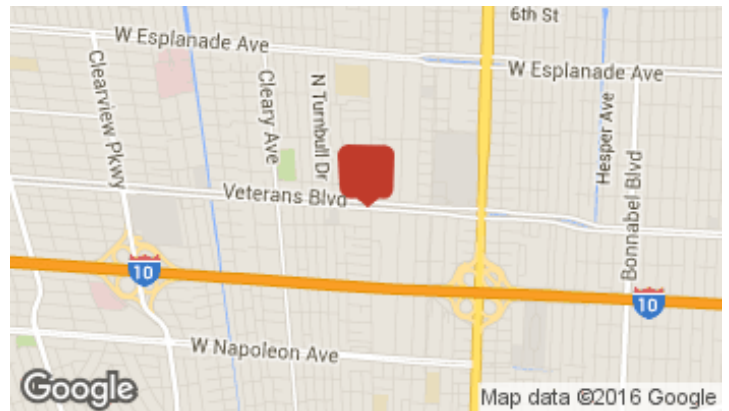
lucychun88@gmail.com

4401 Veterans Memorial Blvd., Unit: 2ND

4401 Veterans Memorial Blvd., Metairie, LA 70002



Transaction ID:	2084300
Property Type:	Office – LEASED
Office Type:	See Agent
Contiguous Space:	2,500 SF
Archived Date:	4/24/2015
Lease Signed:	1/8/2013
Asking Lease Rate:	\$14 PSF (Annual)
Final Lease Rate:	Undisclosed
Lease Type:	Other
Nearest MSA:	New Orleans-Metairie-Kenner
County:	Jefferson
Property Status:	Existing
Gross Building Area:	9,700 SF



Overview/Comments

Second story office across from Clearview Mall. Lots of parking behind the building.

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