

LAST 1,000 SF in NEW BUD'S BROILER & MORNING CALL DEVELOPMENT  
Canal Boulevard & City Park Avenue, New Orleans, LA  
**FOR LEASE | \$50 Per Square Foot - Net Terms**

[www.mceneryco.com](http://www.mceneryco.com)



## THE McENERY COMPANY

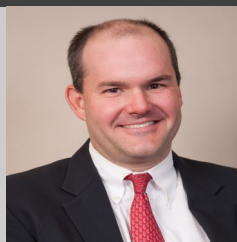
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Location, Physical Description & Property Summary

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<b>Location:</b>	Northeast Corner of Canal Boulevard and City Park Avenue
<b>Ping Address:</b>	5115 Canal Boulevard New Orleans, LA 70124
<b>Site Dimensions:</b>	260' on east side of Canal Boulevard & 102.74' on north side of City Park Avenue
<b>Approximate Site Area:</b>	19,436 Square Foot Development Site
<b>Building:</b>	Two Story Mixed Use w/ 1st Floor Commercial & 2nd Floor Residential Space
<b>Parking:</b>	23 Spaces

This is Last Remaining Space in BRAND NEW BUD'S BROILER & MORNING CALL Development to break ground soon. This is a great opportunity to capture the final 1,000 square feet of retail space. Owner will deliver white box to tenant. This corner site will include 23 parking spaces and is strategically located with high visibility from City Park Avenue and Canal Boulevard, which is a major corner of the Mid-City neighborhood with high daily traffic counts. Ideally suited for a tenant to service the immediately surrounding neighborhoods of Old Metairie and Lakeview, as well as Mid-City. Great accessibility due to proximity to Interstate 10 and to City Park. High traffic count and excellent demographics.



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The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana



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## Survey Overlay

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General Site Views

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