

FREE STANDING MID-CITY OFFICE (54 parking spaces) | FOR SALE
3500 Canal Street, New Orleans, Louisiana 70119
20,700 SQ FT | \$3,750,000 - \$181.15 per SF

www.mceneryco.com



THE MCENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

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Location, Physical Description & Zoning

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Sale Price: \$3,750,000

Ping Address: 3500 Canal Street, New Orleans, Louisiana 70119

General Comments: Fabulous Mid-City corner location, two story office building (10,350 square feet per floor) with 54 covered parking spaces included and direct stop for street car & city bus line! Built in 2001, this building features a great floor plan with perimeter offices and yet the structural design also allows for easy, new, wide open floor plan. Ground floor elevator lobby.

Each floor features 4 bathrooms, a break room and several large conference rooms. See attached floor plan. Priced right for any long term user who wants to capitalize on being their own landlord. This is an excellent opportunity for a government office, medical facility or a corporate or non-profit headquarters. Owner will also consider long-term lease interest as well.

Building Area: ± 20,700 square feet

Site Area: 11,102 square feet

Zoning: HU-MU, Historic Urban Neighborhood Mixed-Use

Building Age: New Build in 2001

Elevator Serviced?: Yes!



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Interior Building Views

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Main Entrance & Elevator

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Aerial Views

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