FREE STANDING MID-CITY OFFICE (54 parking spaces) | FOR SALE3500 Canal Street, New Orleans, Louisiana 7011920,700 SQ FT | \$3,750,000 - \$181.15 per SFwww.mceneryco.com





## THE McENERY COMPANY Commercial Realty Brokerage & Asset Management Services

Office: 504.274.2701 | 810 Union Street, 4th Floor, New Orleans, LA 70112 |

S. Parkerson McEnery

504.236.9542 cell

parke@mceneryco.com



Mi Mi Montagnet Bankston

504.236.2634 cell

mimi@m2brokerage.com



Location, Physical Description & Zoning

www.mceneryco.com



Sale Price: \$3,750,000 3500 Canal Street, New Orleans, Louisiana 70119 **Ping Address:** 

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:** Site Area:

Zoning:

 $\pm$  20,700 square feet 11,102 square feet

HU-MU, Historic Urban Neighborhood Mixed-Use **Building Age:** New Build in 2001 Elevator Serviced?: Yes!



### THE McENERY COMPANY Commercial Realty Brokerage & Asset Management Services

#### Interior Building Views

www.mceneryco.com

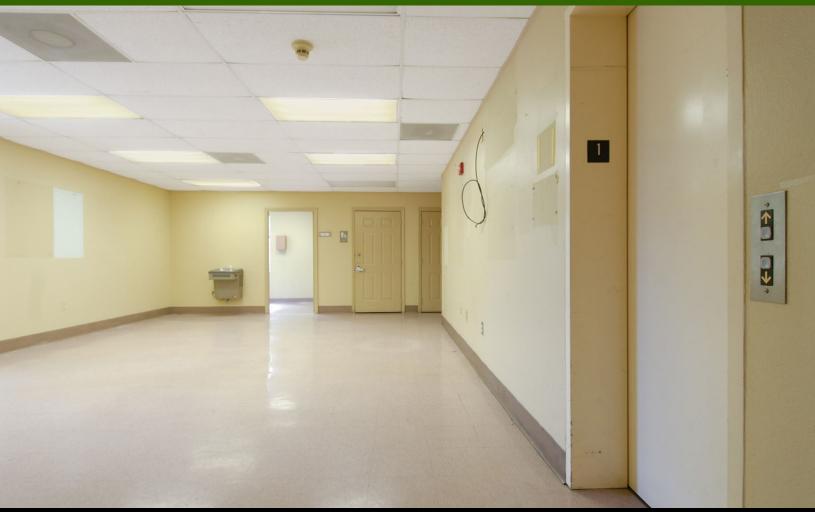




# THE McENERY COMPANY Commercial Realty Brokerage & Asset Management Services

#### Main Entrance & Elevator

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# THE McENERY COMPANY Commercial Realty Brokerage & Asset Management Services

#### Interior Building Views

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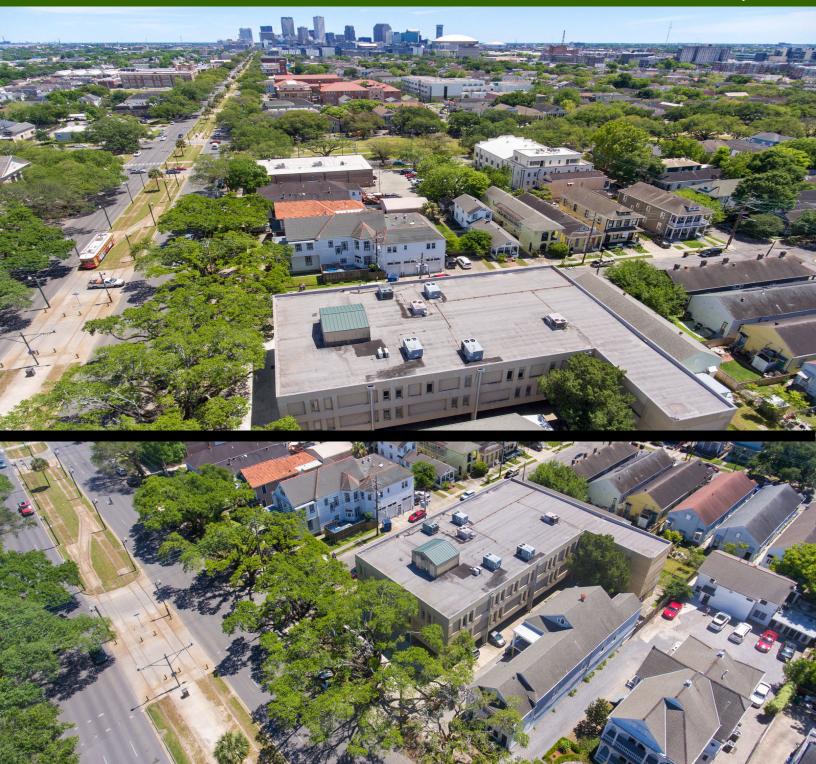




## THE McENERY COMPANY Commercial Realty Brokerage & Asset Management Services

#### Aerial Views

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