



4930 WASHINGTON AVENUE

FOR SALE / FOR LEASE



MULTI-TENANT COMMERCIAL BUILDING WITH 30 PARKING SPACES

THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



OFFERING OVERVIEW

FOR SALE: \$1,595,000 – CASH TO SELLER

FOR LEASE: STARTING @ \$14.50/SF NNN

The McEnery Company is pleased to bring 4930 Washington Avenue to market FOR SALE and FOR LEASE. This 14,350 square foot multi-tenant commercial building is located in an OPPORTUNITY ZONE! The 24,568 square foot site includes highly visible frontage along Washington Avenue, as well as rear frontage along Calliope Street Right of Way. This central location allows for convenient access to a variety of neighborhoods across Greater New Orleans due to its proximity to Interstate 10, as well as many other nearby New Orleans thoroughfares such as Carrollton Avenue, Claiborne Avenue, Canal Street, Earhart Boulevard and Jefferson Davis Parkway.

The property has recently undergone extensive interior/exterior renovations and site upgrades. The building is divided into 7 separate suites that range in size from 600 square feet to 3,790 square feet and the site includes 30 off-street parking spaces. Currently, two of the units are leased, leaving a remaining 7,990 square feet of available space. Don't miss the opportunity to purchase this beautiful property for partial/full investment oriented use, or to occupy retail or office space along a major corridor with high daily traffic counts.



PROPERTY OVERVIEW

Address: 4930 Washington Avenue, New Orleans, Louisiana 70125

Gross Building Area: 14,350 SF

Net Rentable Area: 12,970 SF

Site Area: ~ 24,568 SF with approximately 159' front on Washington Avenue and 133' on Calliope Street R.O.W.

Parking: 30 Spaces

Zoning: HU-MU; Historic Urban Neighborhood Mixed-Use District, which is intended for areas of mixed-use development that are close to residential neighborhoods. The district regulations are designed to encourage mixed-use areas that are compatible with adjacent or nearby land uses and pedestrian-oriented in character.

Available Units For Lease: (A) 3,000 SF, (D) 1,200 SF, (E) 2,385 SF, (F) 805 SF, (G) 600 SF

Measurements are based on building plans, but are not guaranteed.



PROPERTY PHOTOS



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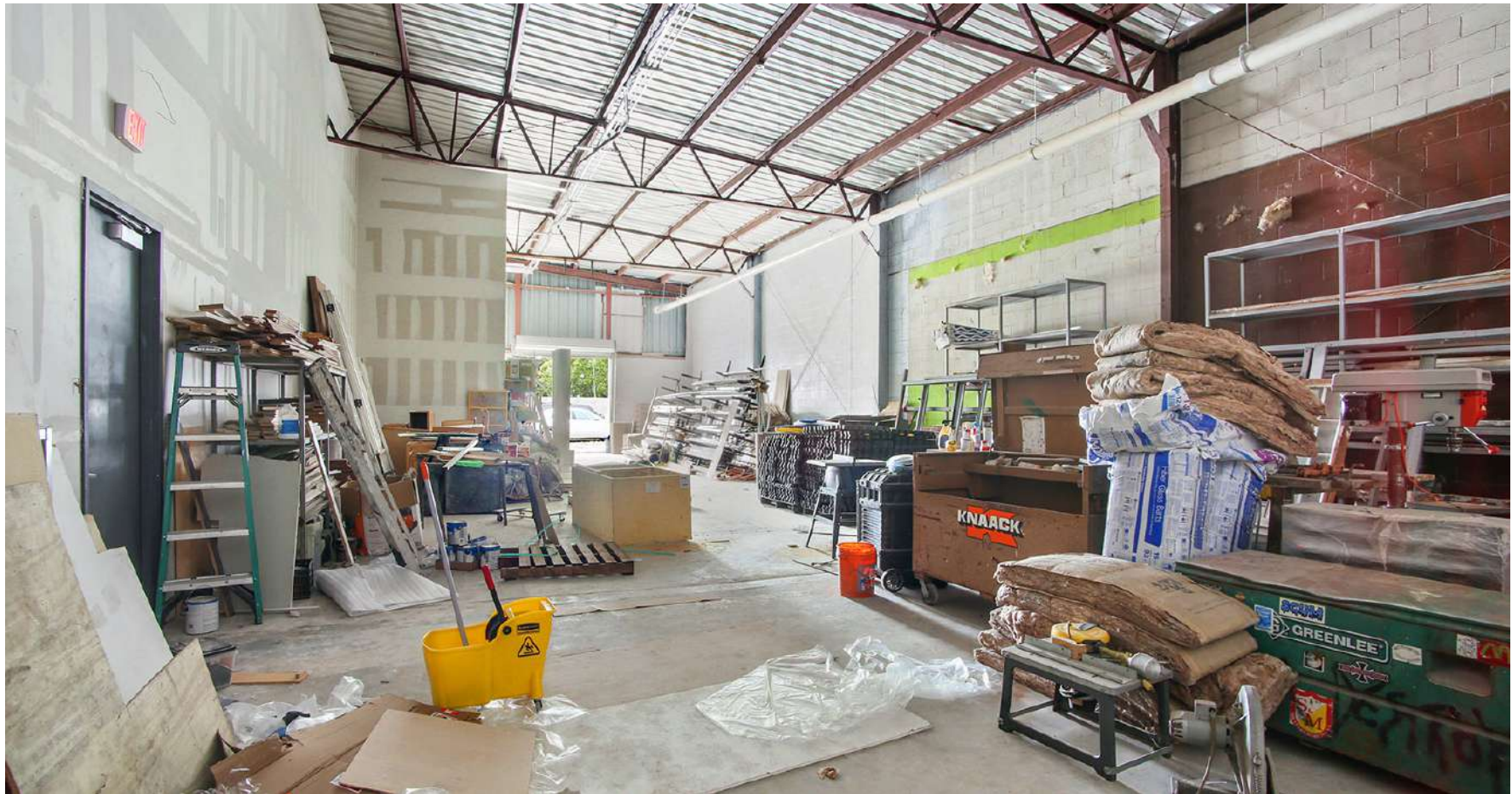


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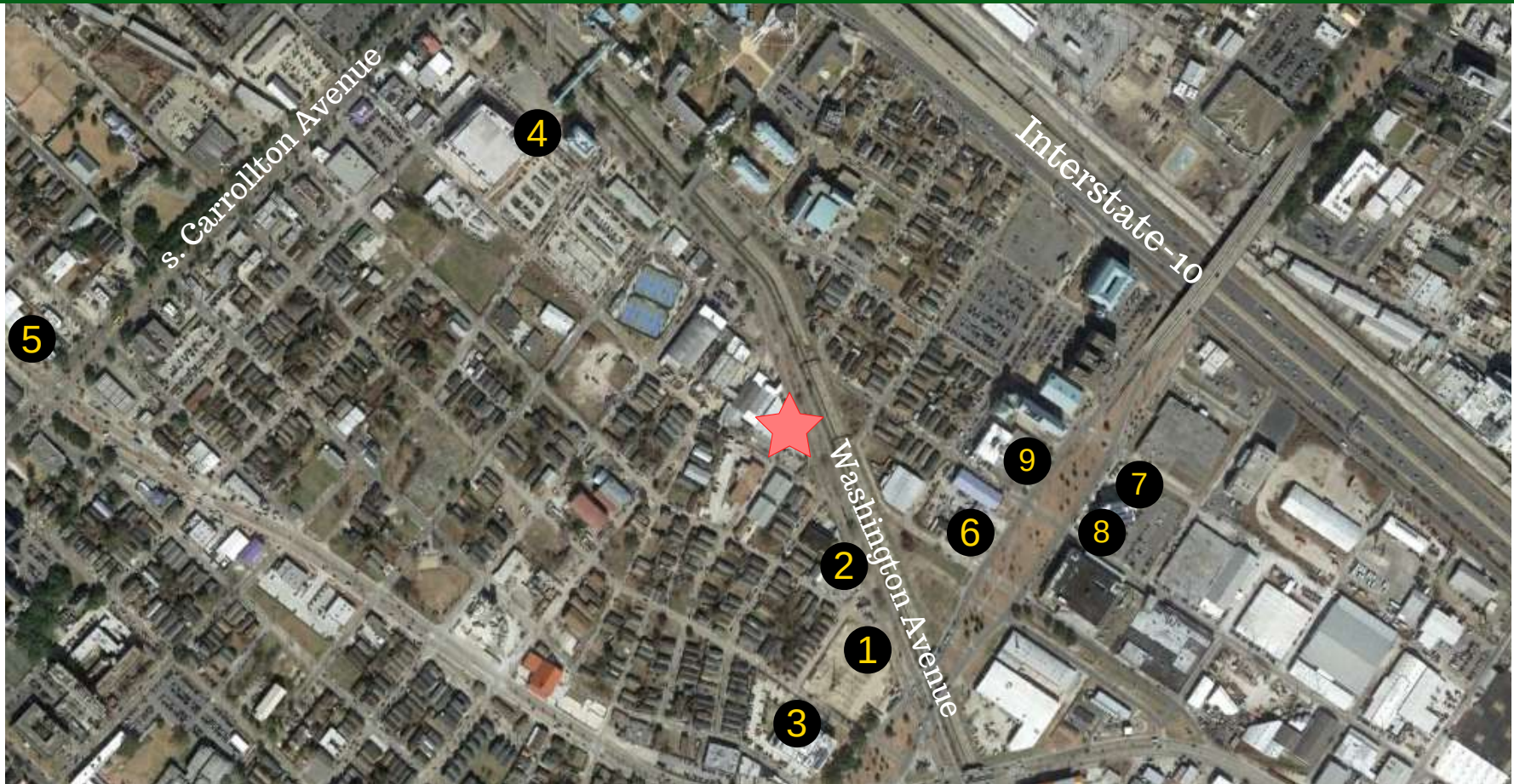


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POINTS OF INTEREST MAP



- 1 PARKWAY APARTMENTS
- 2 KIN RESTAURANT
- 3 BLUE PLATE ARTIST LOFTS

- 4 XAVIER UNIVERSITY
- 5 ROCK N BOWL
- 6 XULA CAMPUS

- 7 WORLD SHIP SUPPLY
- 8 GRACIOUS BAKERY
- 9 WVUE-TV FOX 8

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LISTING AGENT



PAT BROWNE III

AGENT - THE MCENERY COMPANY

CELL: 504.250.3059

EMAIL: PAT@MCENERYCO.COM

AFTER PLAYING ON THE PROFESSIONAL GOLF MINI-TOURS ACROSS THE COUNTRY FOR THREE YEARS, PAT MOVED BACK HOME TO NEW ORLEANS AND JOINED THE MCENERY COMPANY IN 2006 AND HAS BECOME AN INTEGRAL MEMBER OF THE TEAM. PAT IS A LICENSED REAL ESTATE AGENT IN THE STATE OF LOUISIANA AND TODAY, HE FOCUSES PRIMARILY ON COMMERCIAL REAL ESTATE BROKERAGE, DEVELOPMENT AND PROJECT MANAGEMENT OPPORTUNITIES. HE ALSO WORKED AS A KEY PARTNER IN OUR VALUATION SERVICES FOR OVER 12 YEARS. PAT HAS DEVELOPED A UNIQUE LEVEL OF EXPERTISE IN THE HISTORIC CENTER OF NEW ORLEANS AND IS VERY WELL-VERSED IN THE VARIOUS RETAIL, OFFICE, INDUSTRIAL AND MULTI-FAMILY SECTORS OF OUR REGIONAL MARKET. HE WAS BORN AND RAISED IN NEW ORLEANS AND HAS A DEEP LOVE AND APPRECIATION FOR THIS REGION. AFTER GRADUATING FROM JESUIT HIGH SCHOOL IN NEW ORLEANS, PAT ATTENDED RHODES COLLEGE IN MEMPHIS, WHERE HE WAS CAPTAIN OF THE MEN'S GOLF TEAM, VICE PRESIDENT OF HIS FRATERNITY AND GRADUATED IN 2003 WITH A B.A. IN HISTORY. PAT LIVES IN OLD METAIRIE WITH HIS TWO YOUNG CHILDREN.

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