



Mixed Used 100% Occupied Investment Property For Sale

2328 Metairie Road, Metairie, Louisiana 70001



BERKSHIRE HATHAWAY

HomeServices

United Properties

COMMERCIAL DIVISION

PROPERTY OVERVIEW:

This rarely found investment property is only two years old and is a three story mixed use property anchored by B1 Bank (Business First Bank) on the ground level floor with Carpe Diem Hair Salon and Building Lobby. The second floor is occupied by the real estate offices of Berkshire Hathaway HomeServices United Properties and the yoga studio Free to Be Yoga. The third floor consists of three high end, and highly desired apartment units that are fully occupied.

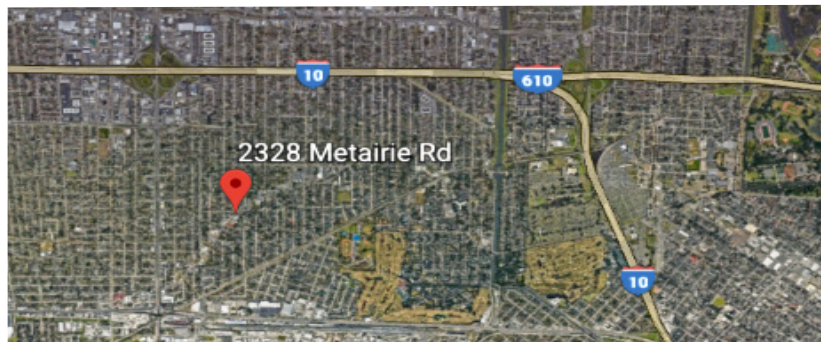
PROPERTY DETAILS:

Building Size (RSF):	16,276 SF
Gross Land Area:	0.56 SF
Unit Price:	\$342.53 PSF
Property Use Type:	NNN, Investment
Sale Terms:	Cash to Seller
Asking Price:	\$5,575,000

ADDITIONAL DETAILS:

Nearest MSA:	New Orleans
Parish:	Jefferson
Submarket/Township:	Airport-Metairie
Tax ID/APN:	0810000886
Tenancy:	Multiple Tenants
Year Built:	2018

PROPERTY SUBTYPES: Free-Standing Building, Mixed Use, Street Retail



CONTACT

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RENTALS & EXPENSES:

OLD METAIRE COMMONS
2328 Metairie Road
Metairie, LA 70001



RENTAL INCOMES: Tenant	Monthly Rental Inc	Annual Rental Inc	Term Exp.	Term Period	Rentable SF	Prorata Area	Suite
Carpe Diem Hair Salon	\$2,656.67	\$31,880.04	8/31/2022	(2) 5 Year Terms	797	5.98%	101
Business First Bank (B1)	\$12,247.67	\$146,972.04	4/30/2028	(3) 5 Year Terms	3,674	27.57%	100
Free To Be Yoga	\$3,572.00	\$42,864.00	9/30/2022	(2) 5 Year Terms	1,715	12.87%	200
Berkshire Hathaway - United Properties	\$4,697.00	\$56,364.00	5/31/2022	(2) 3 Year Terms	2,608	19.57%	201
Res. Condo Unit 300 *	\$2,105.70	\$25,268.40	2/28/2021	None	1,572	11.79%	300
Res. Condo Unit 301*	\$1,812.32	\$21,747.84	Mon - Mon	None	1,347	10.11%	301
Res. Condo Unit 302 *	\$2,175.76	\$26,109.12	2/28/2022	None	1,615	12.12%	302
TOTAL	\$29,267.12	\$351,205.44			13,328	100.00%	7
*Condo Units Monthly Rents are: 300 - \$3,200 301 - \$2,750 302 - \$3,300					TOTAL SQ FT	TOTAL %	TOTAL UNITS

Landlord Annual Expenses:							
Property Tax -	-\$65,000.00	(Tenant Reimbursed)					
Insurance -	-\$24,281.48	(Tenant Reimbursed)					
Common Area -	-\$28,921.16	(Tenant Reimbursed)					
Management -	\$0.00						
TOAL ANNUAL EXPENSES	-\$118,202.64						

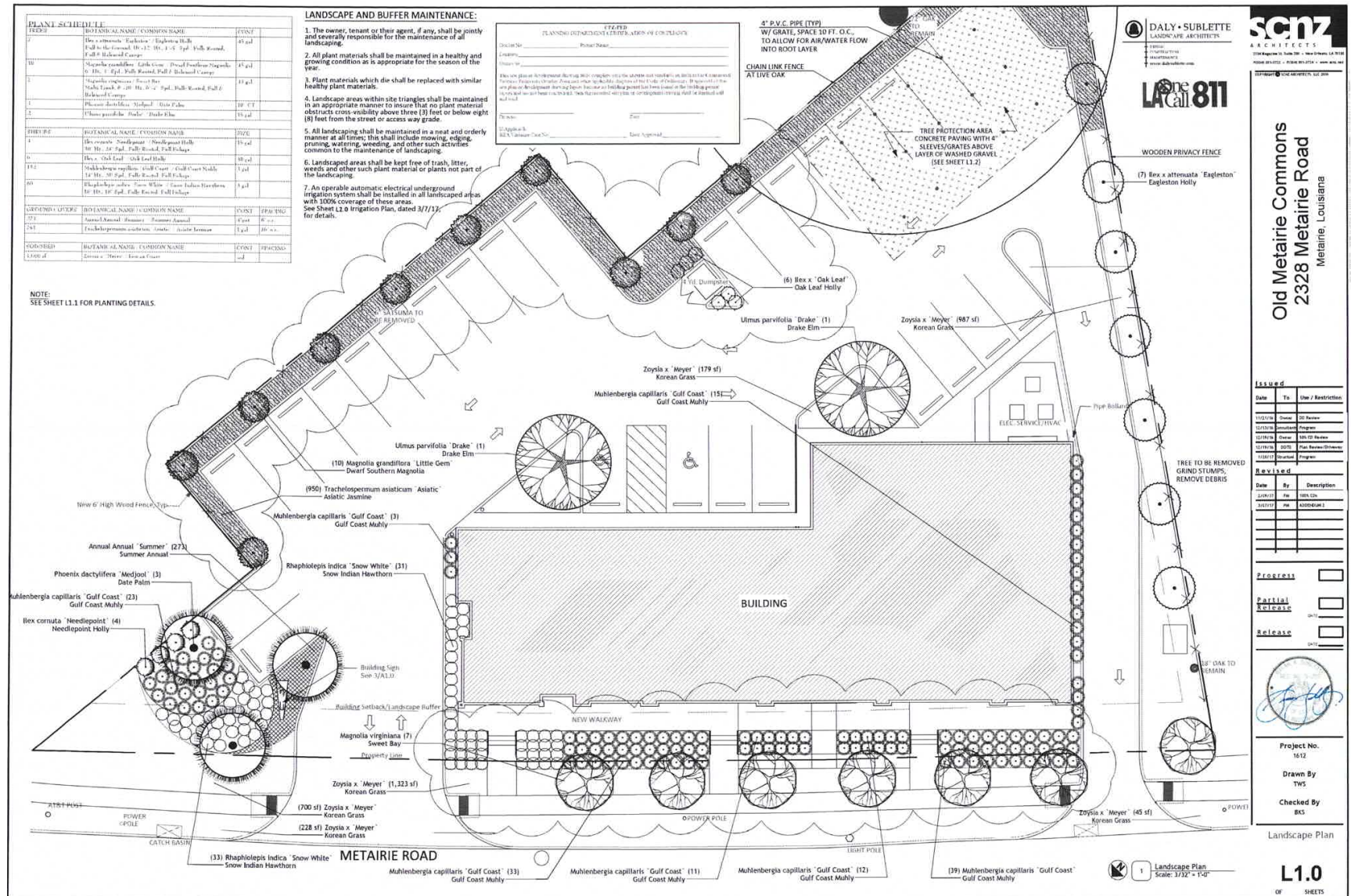
Total Monthly Income	\$29,267.12				
Total Annual Income	\$351,205.44				
al Reconciliation for CAM Reimburement	-\$118,202.64				

ANNUAL NET OPERATING INCOME	\$351,205.44
Property List Price	\$5,575,000

As shown above, all of this information is Strictly Confidential, and you are requested to deal with it and keep it in such a Confidential manner. Thank You....
The accuracy of these figures are not guaranteed by BHHS United Properties and are intended for Informational Purposes only.



PROPERTY PLANS:



ADDITIONAL PHOTOS:



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