



OFFICE/INDUSTRIAL BUILDING FOR SALE

KENNER INDUSTRIAL SPACE

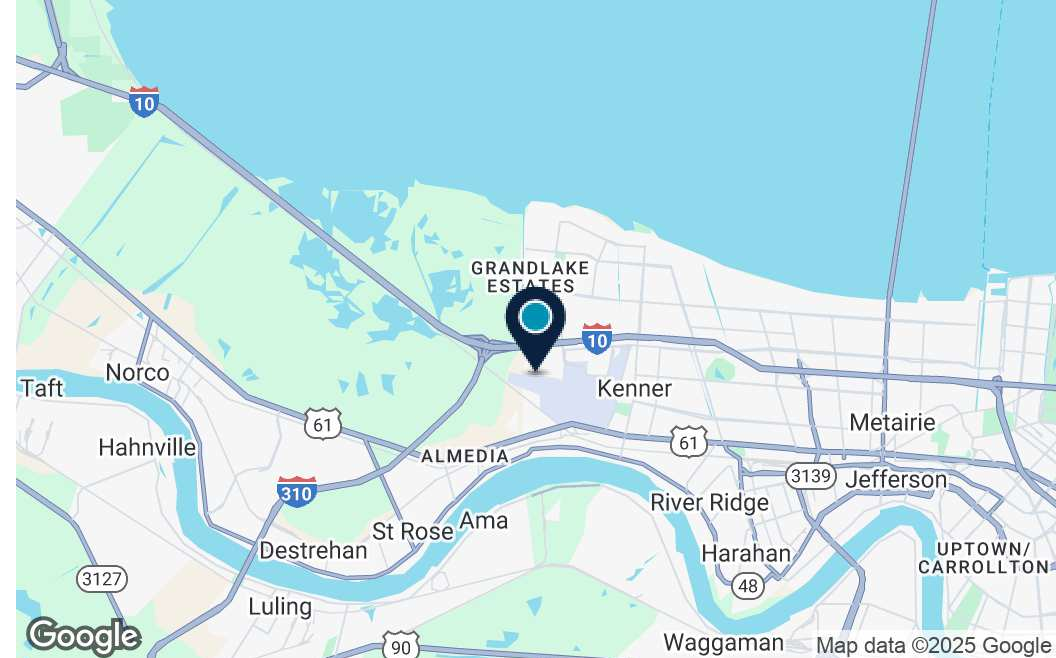
16 W Hamlet St, Kenner, LA



Nick Kallman

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PROPERTY DESCRIPTION

Situated on a 4,822 square-foot lot, 16 West Hamlet offers a mix of open yard space, approximately 750 square feet of garage/workshop area on the ground level with electricity and plumbing, and an additional ± 700 square feet of conditioned office/apartment space above. The property is located directly across from Louis Armstrong International Airport overlooking one of the runways and is surrounded by a wide array of industrial and commercial businesses. Its convenient access to major highways and transportation routes, combined with Aviation Industrial (AH-I) zoning, allows for a variety of industrial, commercial, and aviation-related uses.

PROPERTY HIGHLIGHTS

- 4,822 SF lot with paved, open yard
- 750 SF ground-level garage/workshop with electricity and plumbing
- 700 SF second-level conditioned office/apartment space
- Vacant property suited for owner-user occupancy
- Across from Louis Armstrong New Orleans International Airport with convenient highway access

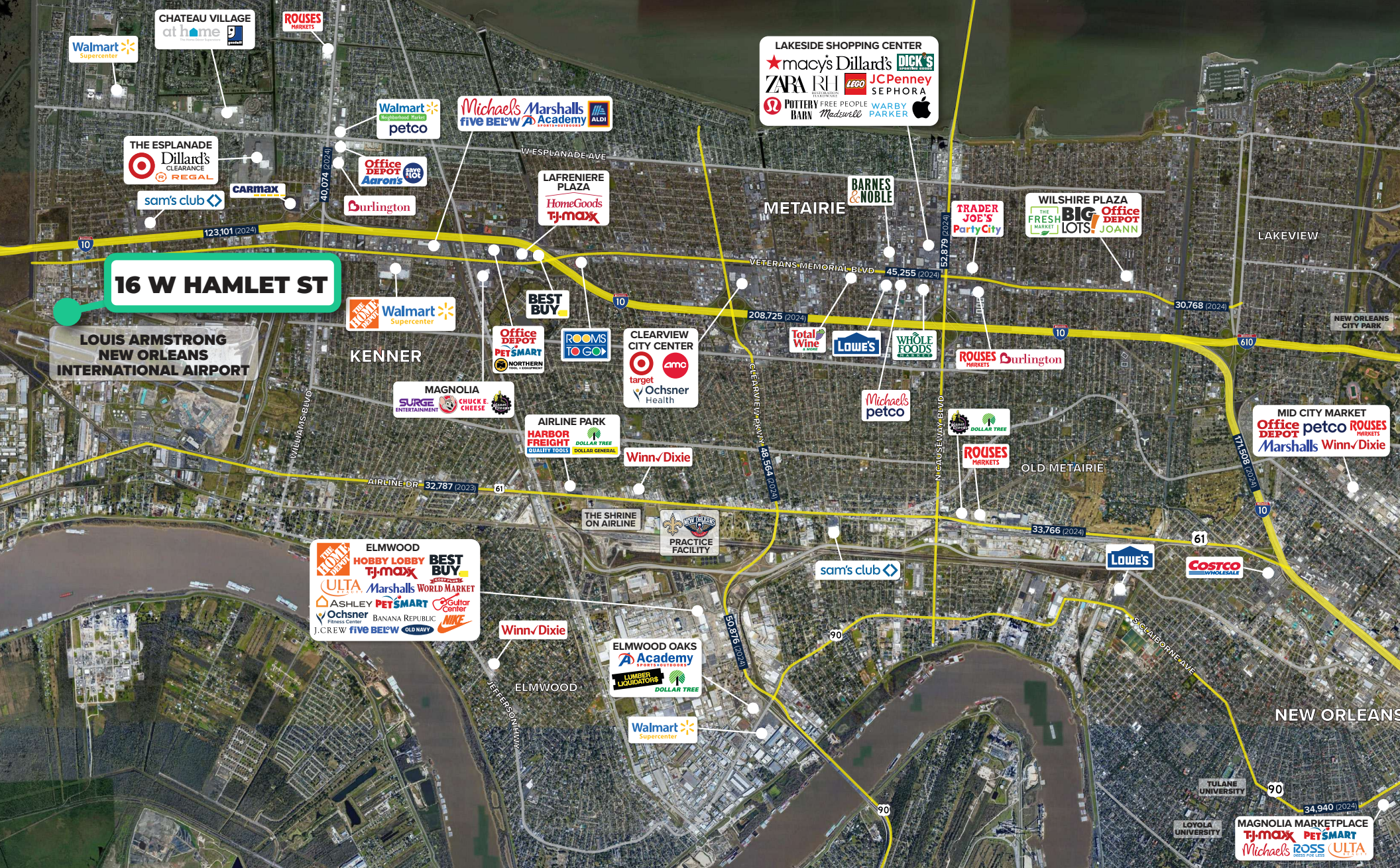
OFFERING SUMMARY

Sale Price:	\$198,000
Lot Size:	0.111 Acres



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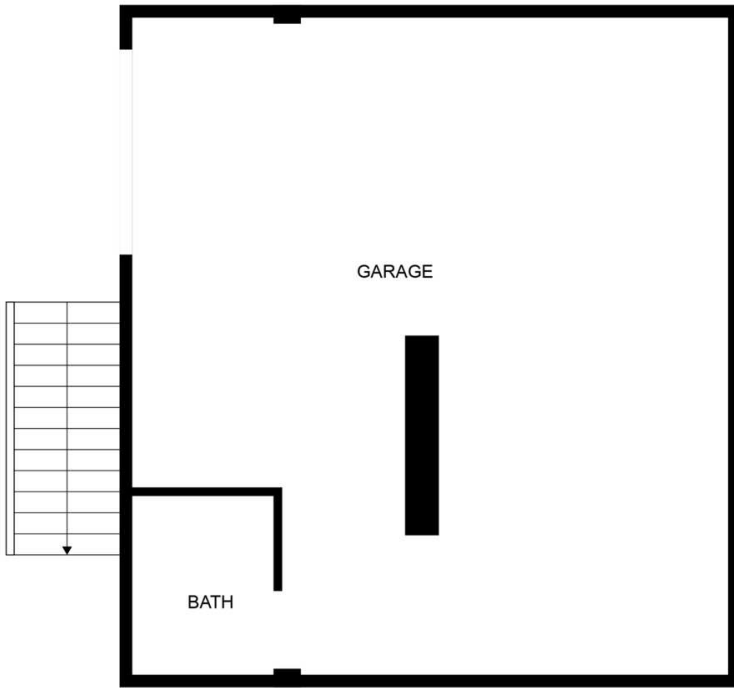


COMMERCIAL
REAL ESTATE

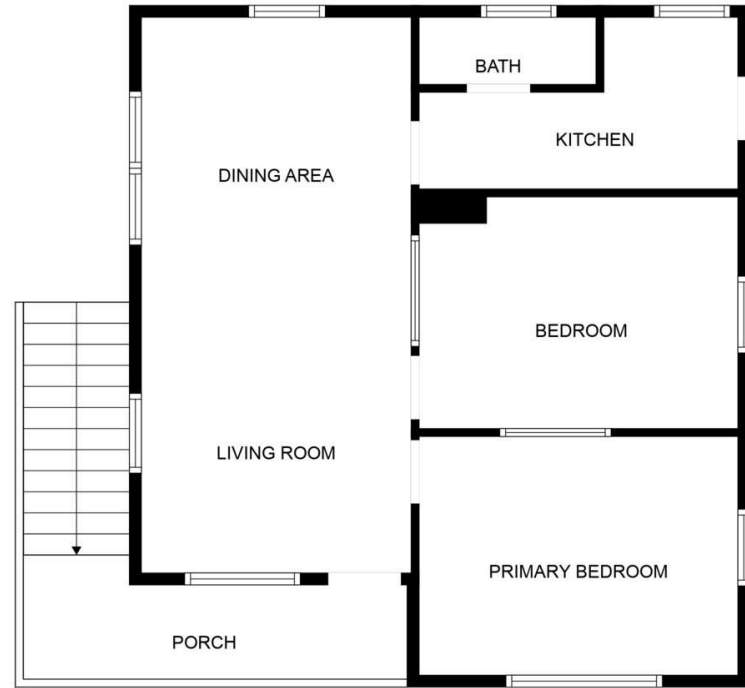
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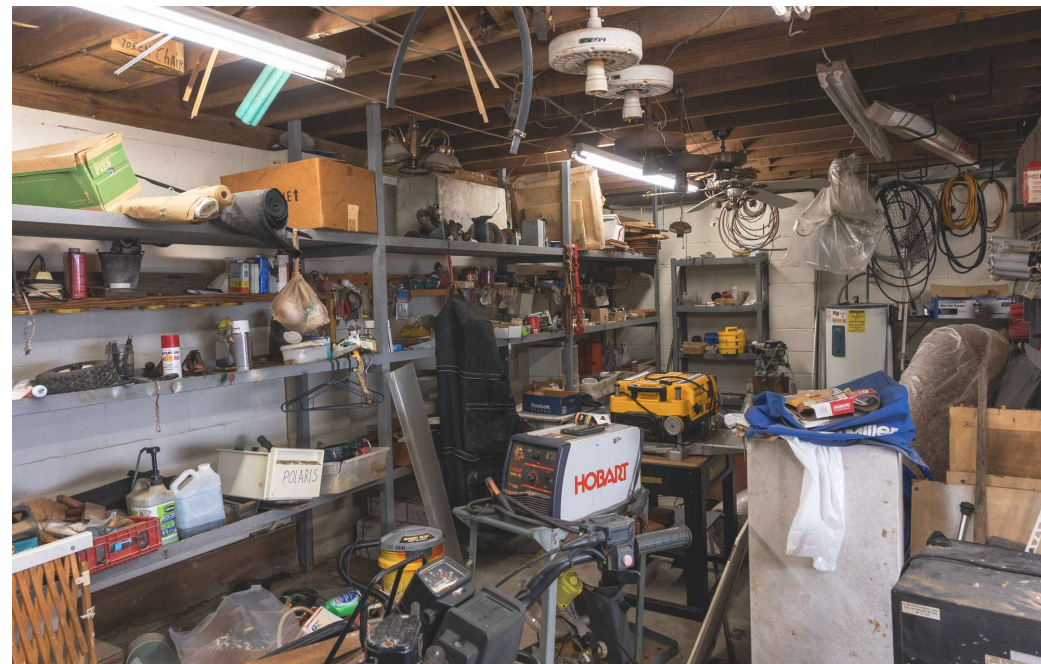
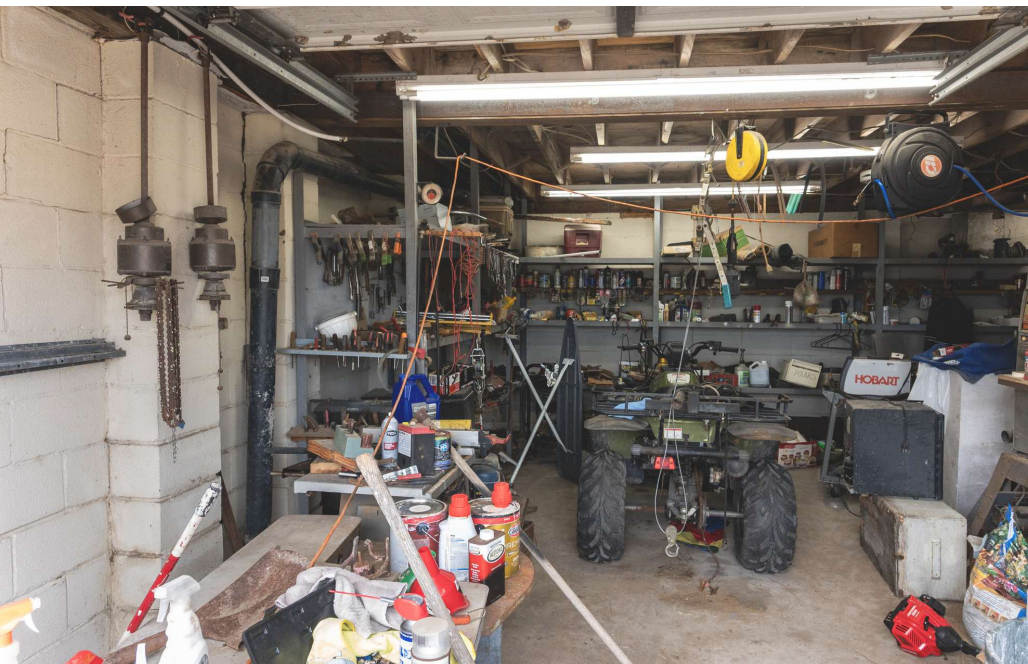


FLOOR 1



FLOOR 2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

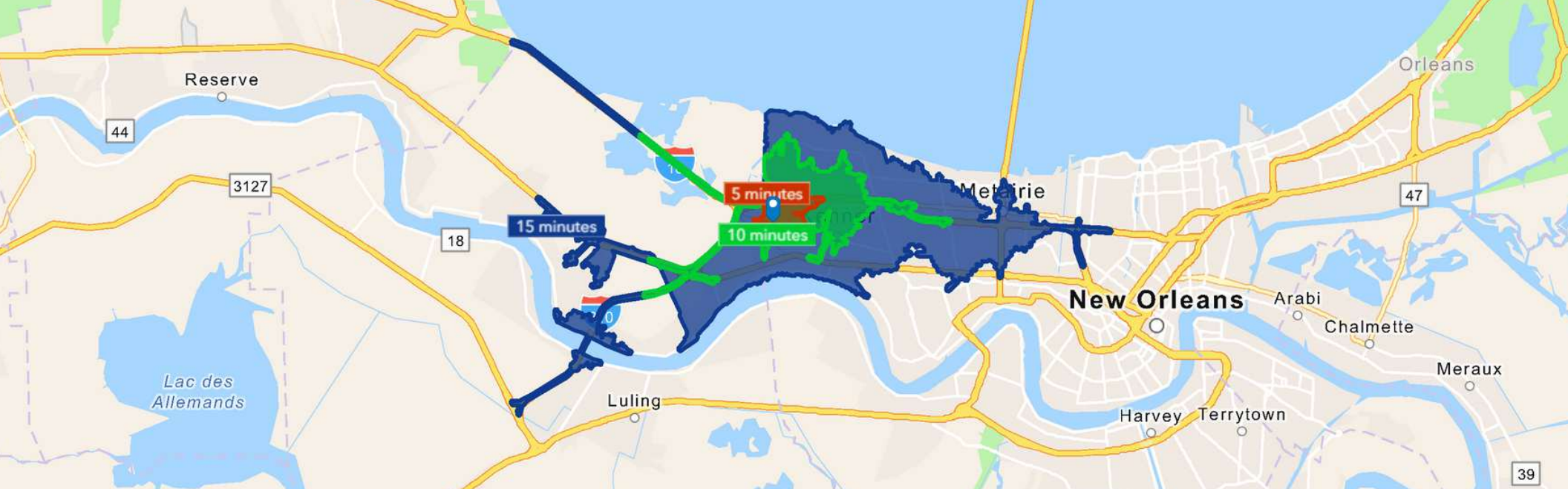




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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	4,308	34,551	167,655
DAYTIME POPULATION	4,424	34,629	161,135
TOTAL HOUSEHOLDS	1,473	13,055	70,173
MEDIAN HH INCOME	\$48,415	\$59,231	\$67,389
TOTAL BUSINESSES	419	2,423	9,549



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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



AgencyForm Rev. 05/21



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