Mini Storage and Parking Lot

3220 & 3108 North Arnoult Road, Metairie, LA 70002

For Sale or Ground Lease



SRSA COMMERCIAL REAL ESTATE

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Price	See Agent
Building Size	30,000 SF
Mini Storage	8,000 SF
Parking Lot	18,000 SF (45 spaces)
Zoning	FC-1

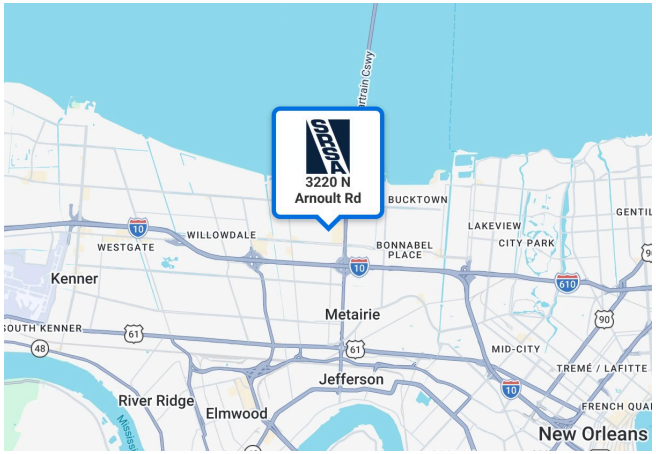
- 281 Mini Storage Units
- Storage units currently 80.5% occupied
- 45 Outdoor Storage Parking Spots for RV's, Cars, Boats
- Minutes from the Causeway Bridge
- Located in Jefferson Parish

Property Description

Available for sale or ground lease: an established self-storage facility and complementary outdoor vehicle storage lot, offered together as one commercial investment. The combination of climate-controlled self-storage and outdoor vehicle storage serves a diverse customer base while offering multiple potential revenue streams. The lot at 3108 N. Arnoult Road accommodates RVs, boats, and other larger vehicles that may not be suitable for conventional storage units. With healthy existing occupancy, the property offers in-place income for investors. Leasing remaining units and growing the outdoor vehicle storage business provide additional value-add potential. Additional information, including further property and financial details, is available by contacting the listing agent.

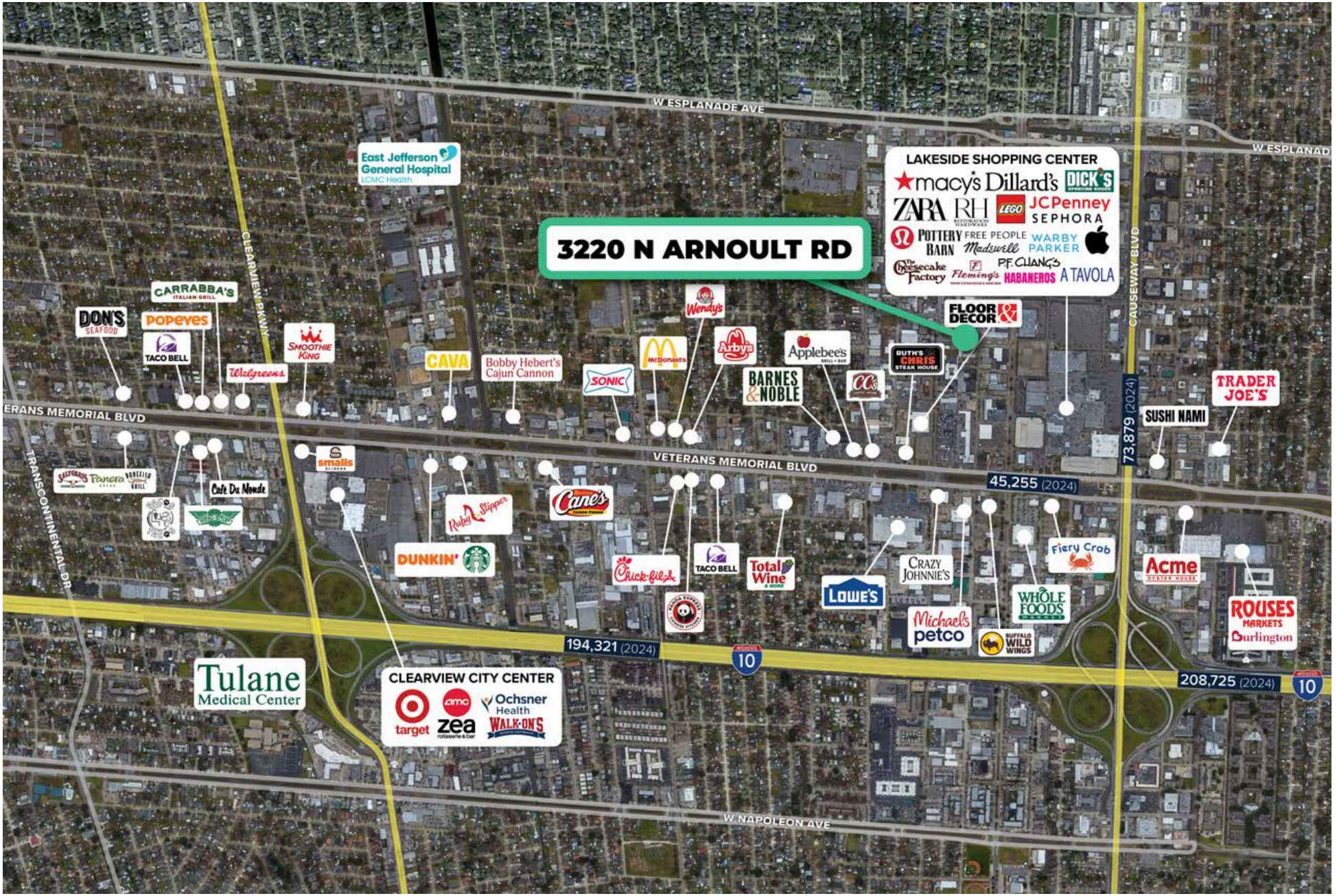
Location Overview

Located in Fat City, the commercial center of Metairie and a key hub of Greater New Orleans, the investment serves residents, businesses, and vehicle owners seeking convenient storage. Lakeside Shopping Center and Veterans Memorial Boulevard are nearby. The Causeway Boulevard and I-10 interchange is also close by, connecting the region's main routes. I-10 offers quick trips to the airport and downtown New Orleans. Lake Pontchartrain is a short drive away, a plus for local boat owners.



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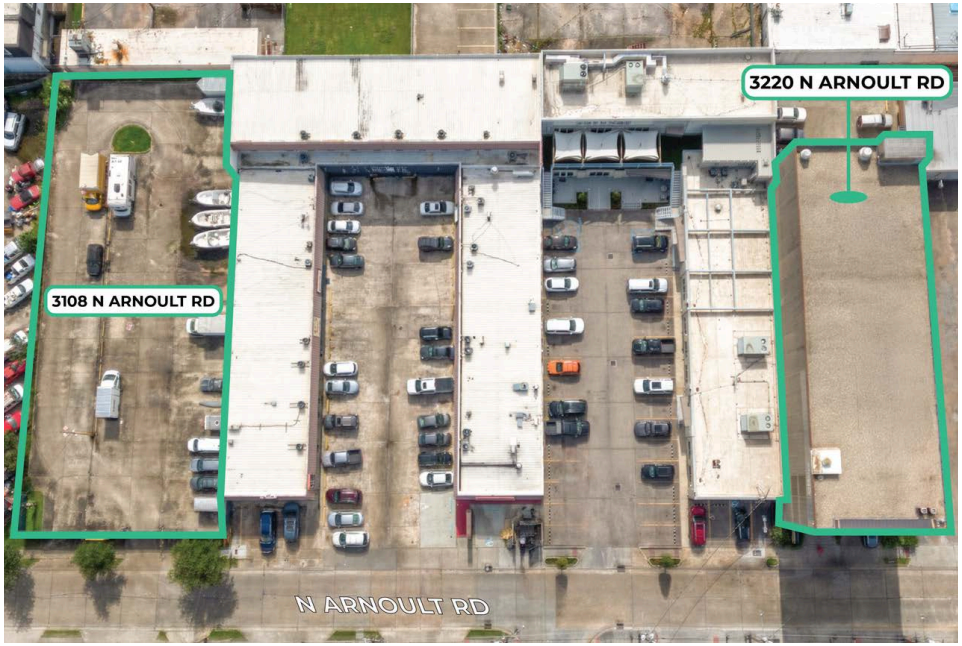
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Drone Photos

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Exterior Photos

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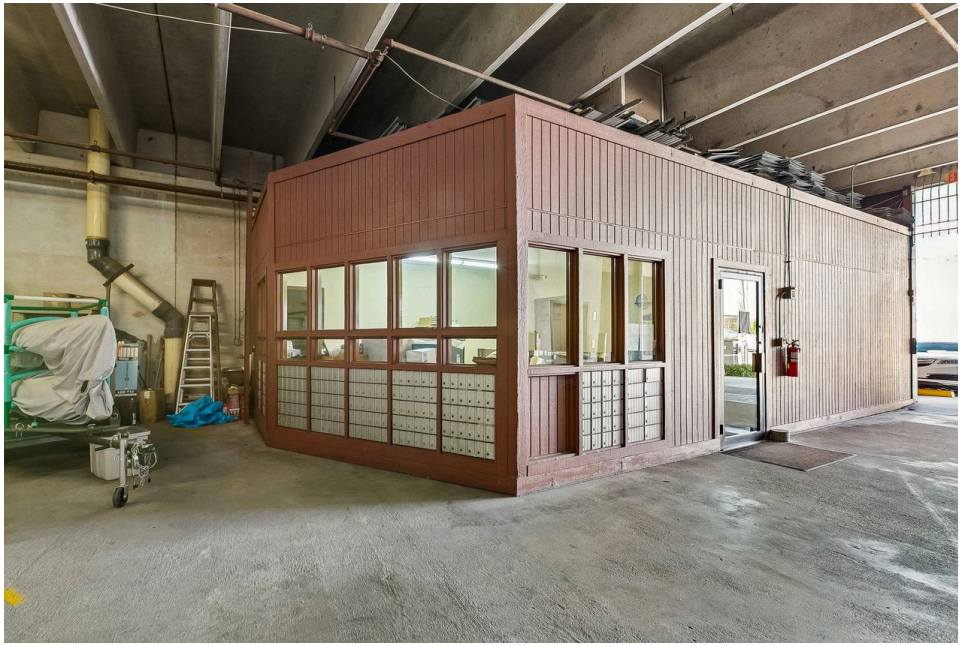




Interior Photos

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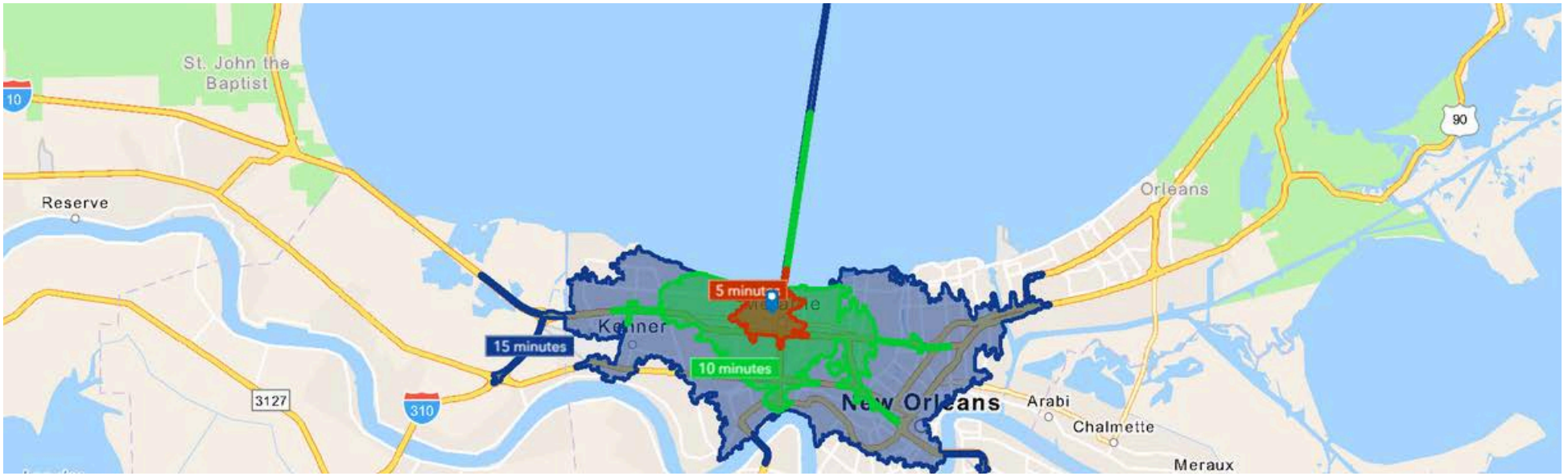






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Demographics (Drive Time)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	19,594	123,223	357,302
Total Daytime Population	35,201	133,081	431,477
Total Households	8,977	55,499	161,692
Median HH Income	$68,746	$75,588	$67,515
Total Businesses	2,987	8,462	23,024

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The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

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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:		Seller/Lessor:	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____