RE/MAX COMMERCIAL

Each office independently owned and operated

MAX JUGE - RE/MAX COMMERCIAL
201 Evans Road | Suite 444
New Orleans, LA 70123

FOR SALE OR LEASE | OFFICE BUILDING

118 GIUFFRIAS AVENUE

METAIRIE, LA 70001



PRESENTED BY:

MAX JUGE
Sales Associate
504.838.0001
LA #995716624

118 GIUFFRIAS AVENUE

METAIRIE, LA 70001



PROPERTY DESCRIPTION

Two-story, walk-up office located a half-block off Airline Drive near Cleary Ave. Centrally located, allowing for ease of access to New Orleans, Metairie, and Kenner.

Property was previously occupied by a medical clinic and with its current configuration would serve as a complimentary layout for a similar use.

4200-8400 SF Available.

Restriped parking lot, new flooring, new interior paint, and new lighting.

OFFERING SUMMARY

Lease Rate:	$8,500 per month (MG)
List Price:	$925,000.00
List Price PSF:	$107.28 PSF
Lot Size:	.26 Acres
Zoning:	C2
Available SF:	4,200-8,400 SF
Building Size:	8,622 SF
Flood Zone:	X

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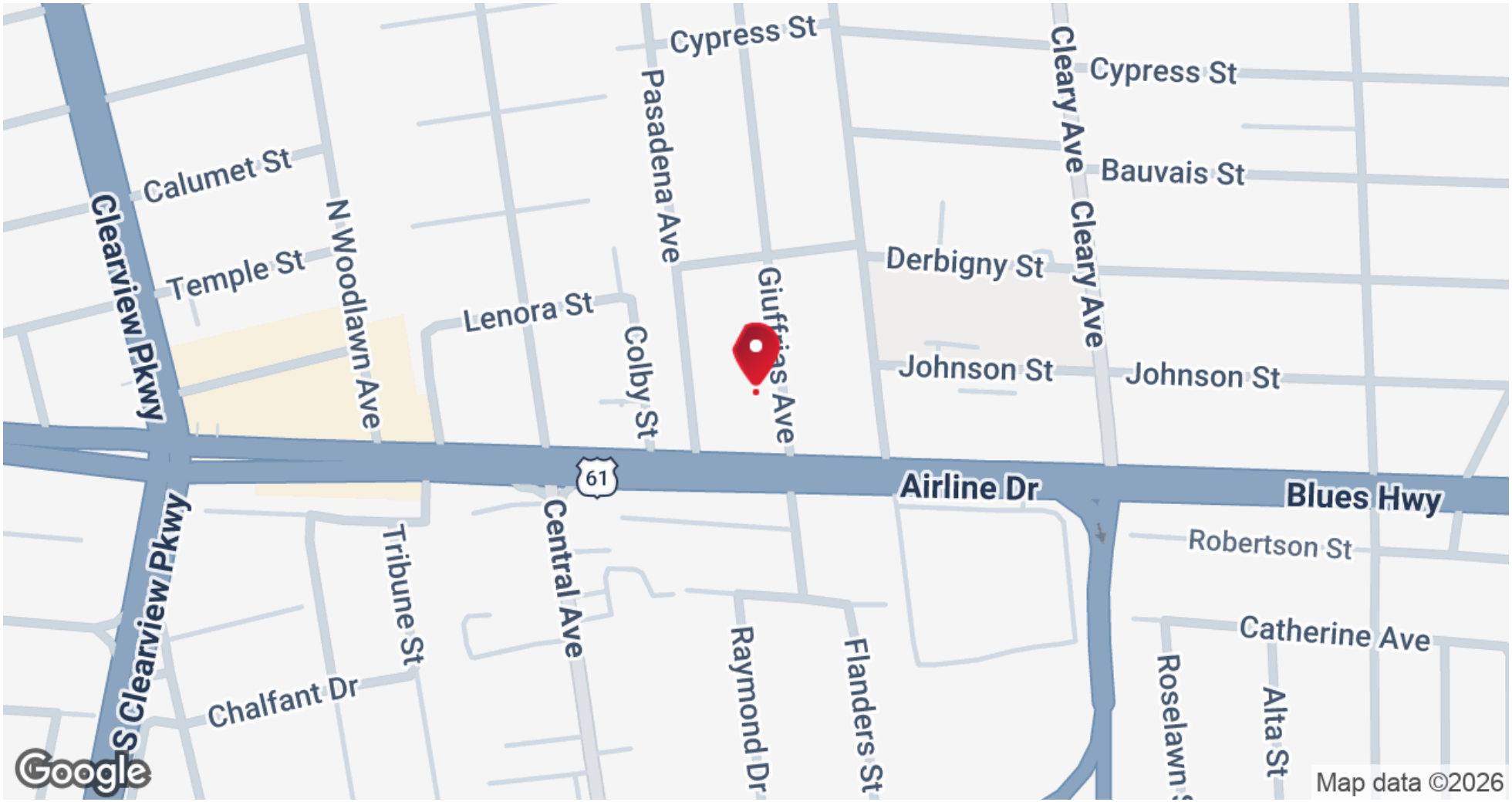

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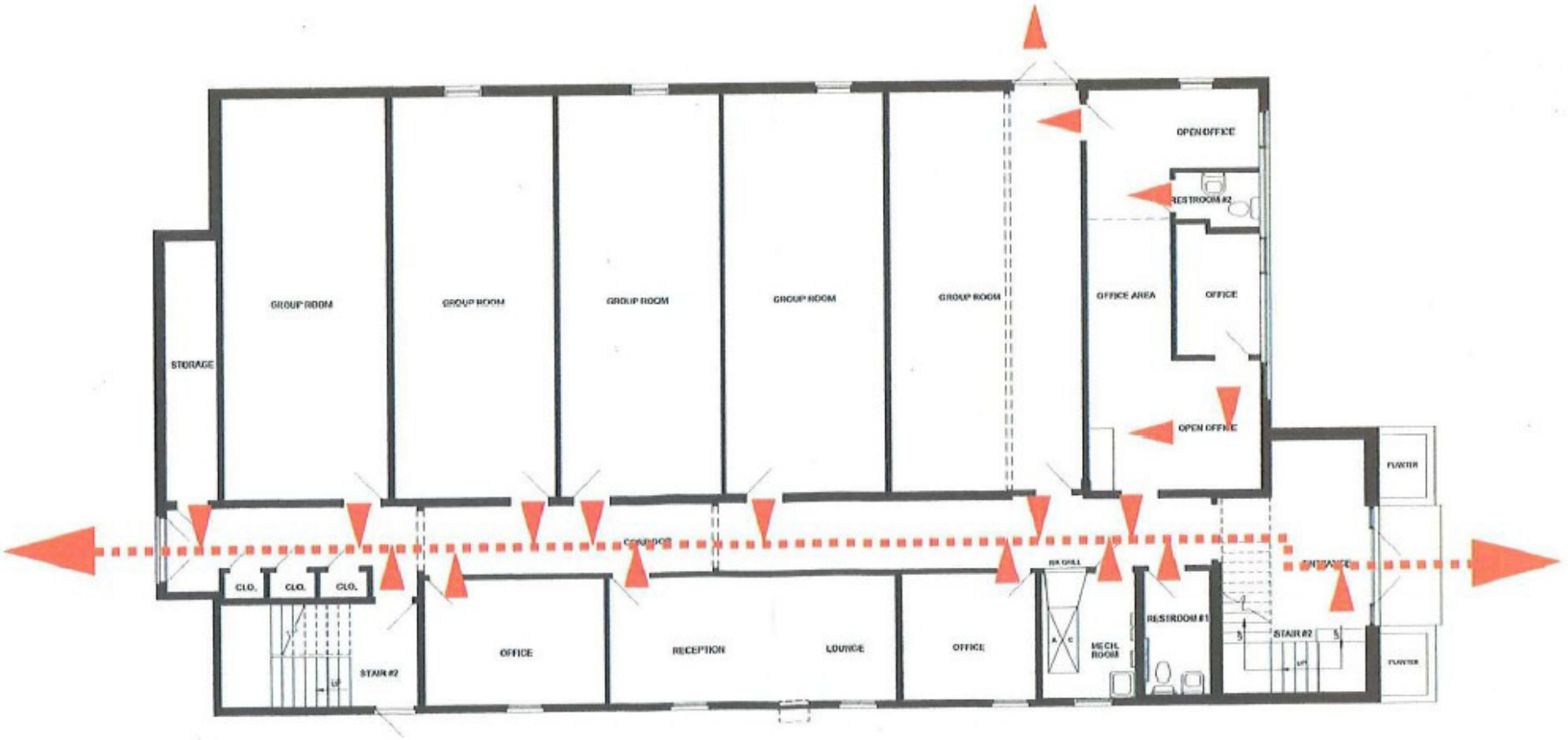
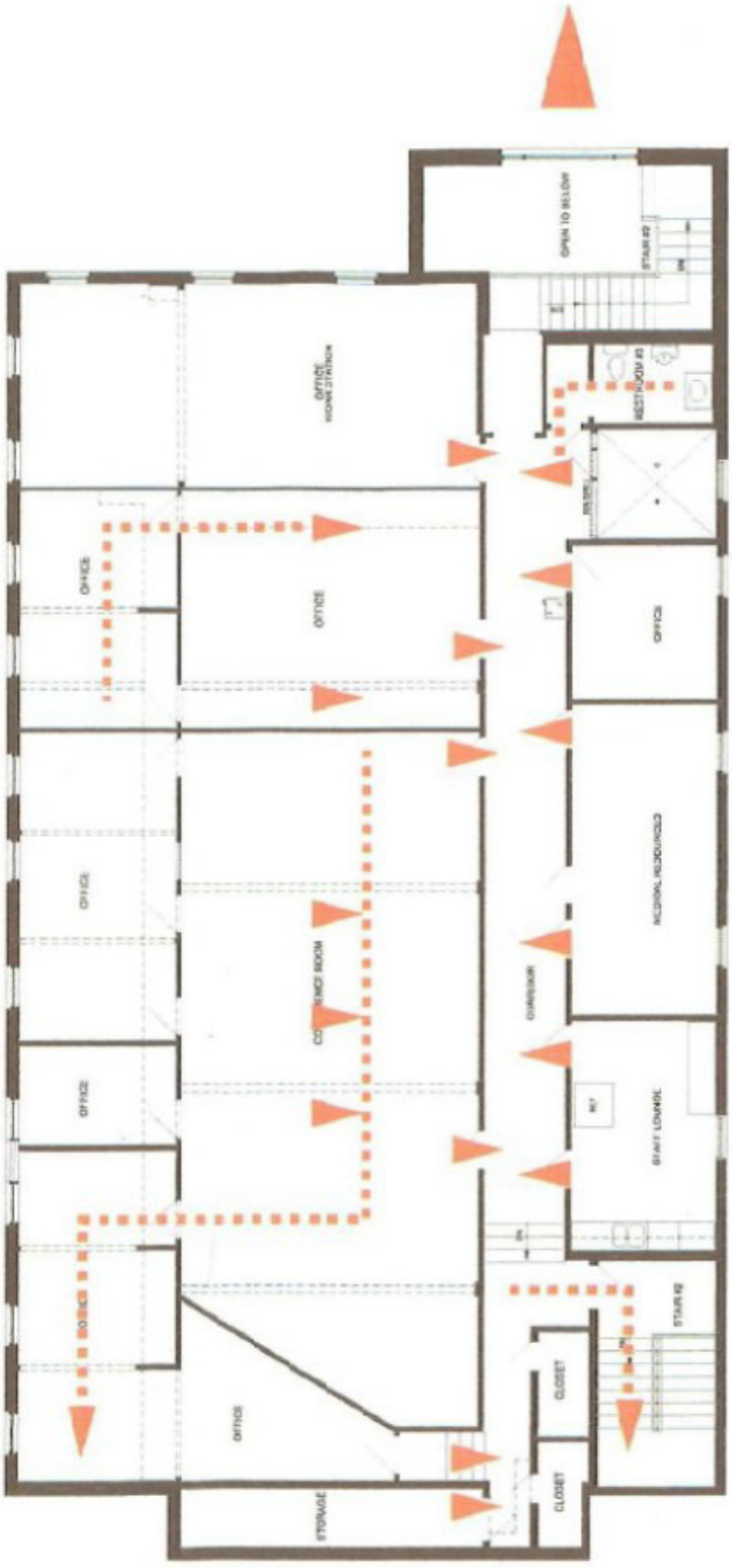
118 GIUFFRIAS 1ST FLOOR EVACUATION ROUTES



118 GIUFFRIAS 2ND FLOOR EVACUATION ROUTES



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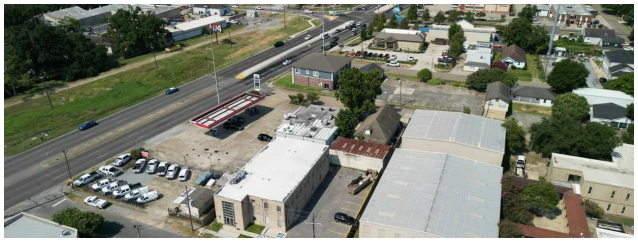


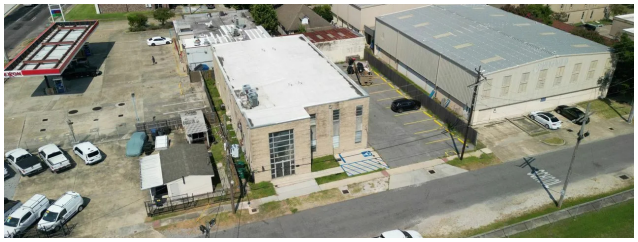


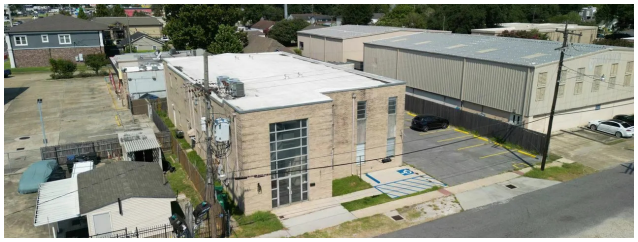
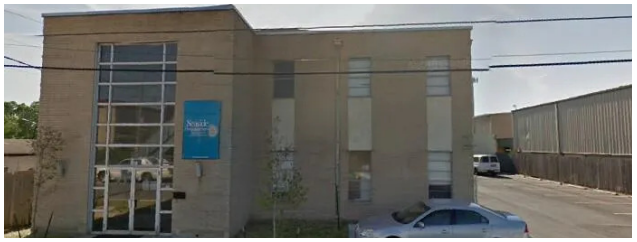


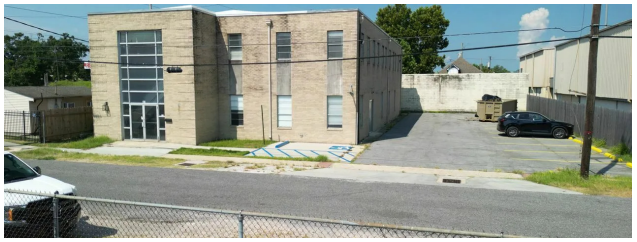
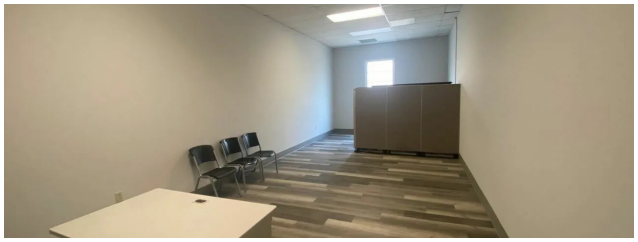

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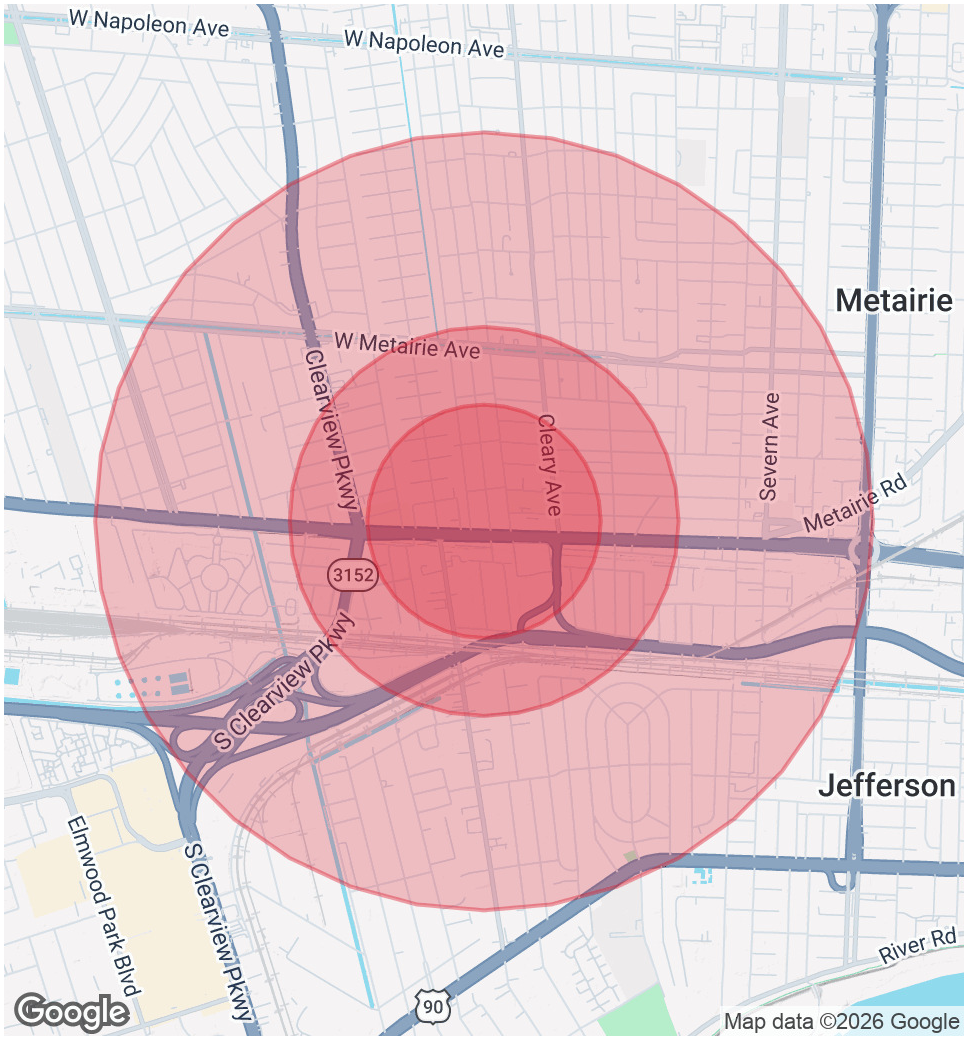
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	918	4,131	15,695
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	44	45	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	429	1,939	7,350
# of Persons per HH	2.1	2.1	2.1
Average HH Income	$81,379	$83,595	$90,041
Average House Value	$272,854	$277,724	$293,466

2020 American Community Survey (ACS)



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