



Business not for sale

MIXED USE | FOR SALE

# Restaurant Building with Apartments and Parking

3000 Elysian Fields Avenue

NEW ORLEANS, LA 70122

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## RESTAURANT BUILDING WITH QUICK INTERSTATE ACCESS

3000 Elysian Fields Avenue, New Orleans, LA 70122

### DESCRIPTION

3000 Elysian Fields Avenue, the long-time home of Sammy's Food Services and Deli, is now for sale. The 6,815-sf, two-story, mixed-use building on 13,072-sf land parcel has a highly visible location near the connection to I-610 (92,000+ vpd).

The 4,505-sf ground floor features the restaurant and an unconditioned warehouse that includes storage and delivery areas. The second floor consists of a 312-sf storeroom and two 1,000-sf apartments, each with three bedrooms and one

bathroom. The apartments have been used by Sammy's employees and can continue to be used for income producing units or opened for an expansive office/storage area.

There is parking around three sides of the building, providing 23 spaces. The back parking area includes a free-standing corrugated metal garage with roll-up door. It is not conditioned and has a gravel ground, providing storage for equipment and a car.

### OVERVIEW

#### SIZE

6,815 sf building on  
13,072 sf land parcel

#### PARKING

23 spaces

#### SALE PRICE

**\$1,100,000** ~~1,300,000~~



**CORPORATE REALTY**

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# 3000 ELYSIAN FIELDS AVENUE

## ADDITIONAL IMAGES

This is a restaurant opportunity in a dynamic area. While the business itself is not for sale, there is a long-established history of customer loyalty at Sammy's, leading toward a continued customer base for the next establishment. With the purchase of the ff&e for an additional cost, the restaurant could be turnkey.



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# 3000 ELYSIAN FIELDS AVENUE

## FURNITURE, FIXTURES, & EQUIPMENT

The ff&e is available to purchase for an additional price.

Contact agent for more information.

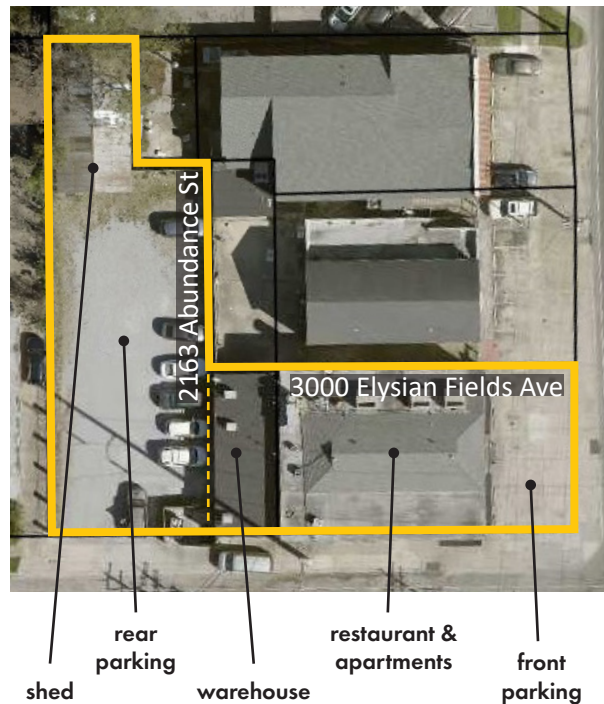
- 55 chairs
- 19 tables with granite tops
- 4 ft. dessert box
- 5 ft. drink box (open air self serve)
- 3-station POS system
- shrink wrap station
- 9 ft. stainless steel prep table
- 4 – 5½ ft. refrigerated food prep stations
- stainless steel fry dump station with 6 lights
- 2 – 6 ft. stainless steel tables with pot racks
- 1 – 5 ft. stainless steel prep table
- refrigerated rail box (for seafood)
- 3 – 75 lb. natural gas fryers
- 48 in. Hobart thermostatically controlled grill
- 48 in. refrigerated griddle base
- 5-station natural gas stainless steel steam table
- 2 Amana commercial microwaves
- 1 Sharp microwave
- 6 ft. cutting board table
- single door stainless steel freezer
- single door stainless steel refrigerator
- 3-door reach-in fridge
- 2-door reach-in fridge
- 30 gallon stainless steel tilting skillet
- 12 gallon stainless steel steam kettle
- 60 gallon stainless steel steam kettle
- 40 gallon stainless steel steam kettle
- 8-burner natural gas cook top
- 2 double gas convection ovens
- 2 - 15 ft. all stainless steel vent hood with Ansel system
- 2 commercial toasters
- 1 commercial conveyer toaster
- 1 - 16 camera and 1 – 4 camera surveillance system
- 2 – 3-compartment stainless steel sinks
- 1 Manitowoc ice maker with 900 lb. storage container





# 3000 ELYSIAN FIELDS AVENUE

## ABOUT THE SITE



### ZONING

The **HU-B1 Neighborhood Business District** is intended for commercial areas that predominantly serve the needs of the nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with its residential surroundings. In addition to commercial uses, this district provides for single-family dwellings, two-family dwellings and can accommodate small-scale multi-family dwellings. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing.

3000 Elysian Fields Avenue is also subject to the following:

- HUC Historic Urban Corridor Use Restriction Overlay District
- EC Enhancement Corridor Design Overlay District
- Commercial Short Term Rental Interim Zoning District
- Non-Commercial Short Term Rental Special Exception Interim Zoning District
- Customary Lodging Services Staffing Interim Zoning District

2163 Abundance Street is also subject to the following:

- Commercial Short Term Rental Interim Zoning District
- Non-Commercial Short Term Rental Special Exception Interim Zoning District
- Customary Lodging Services Staffing Interim Zoning District

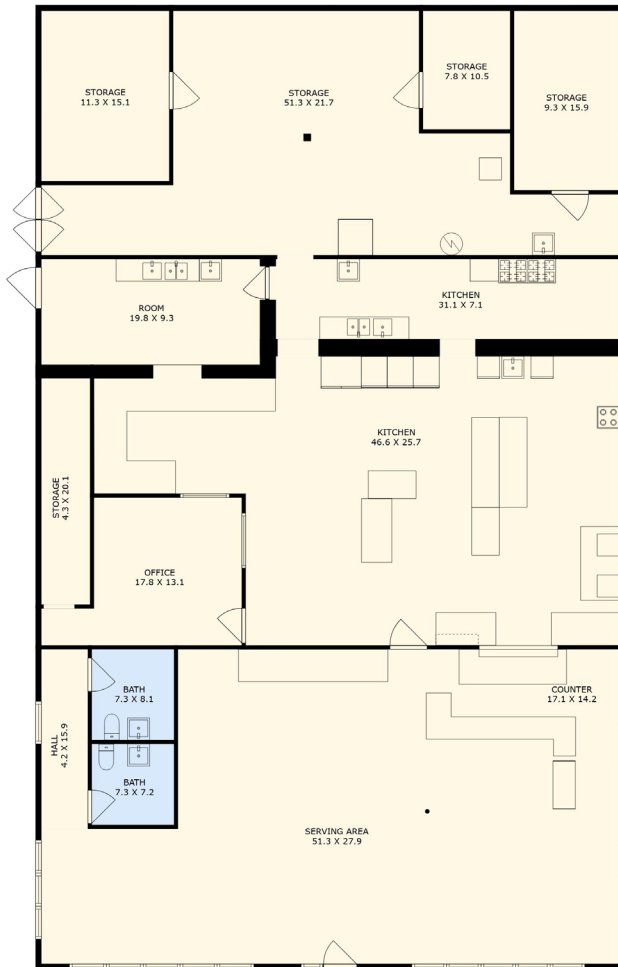


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# 3000 ELYSIAN FIELDS AVENUE

## FLOOR PLAN



### 1ST FLOOR - 4,505 SF

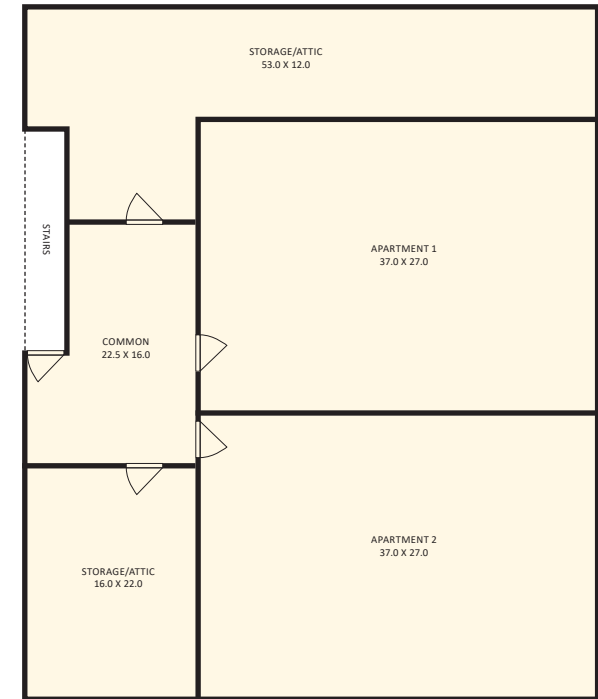
#### Front of House – 3,339 sf

- a dining area with windows on two sides
- a kitchen
- a preparation area
- an office

#### Back of House – 1,166 sf

- delivery area
- storage area
- a pantry
- walk-in freezer and refrigerator

drawing not to scale; for reference only



drawing not to scale; for reference only

### 2ND FLOOR - 2,312 SF

- 312-sf storeroom
- 2 1,000-sf apartments, each with:
  - » 3 bedrooms
  - » 1 bathroom



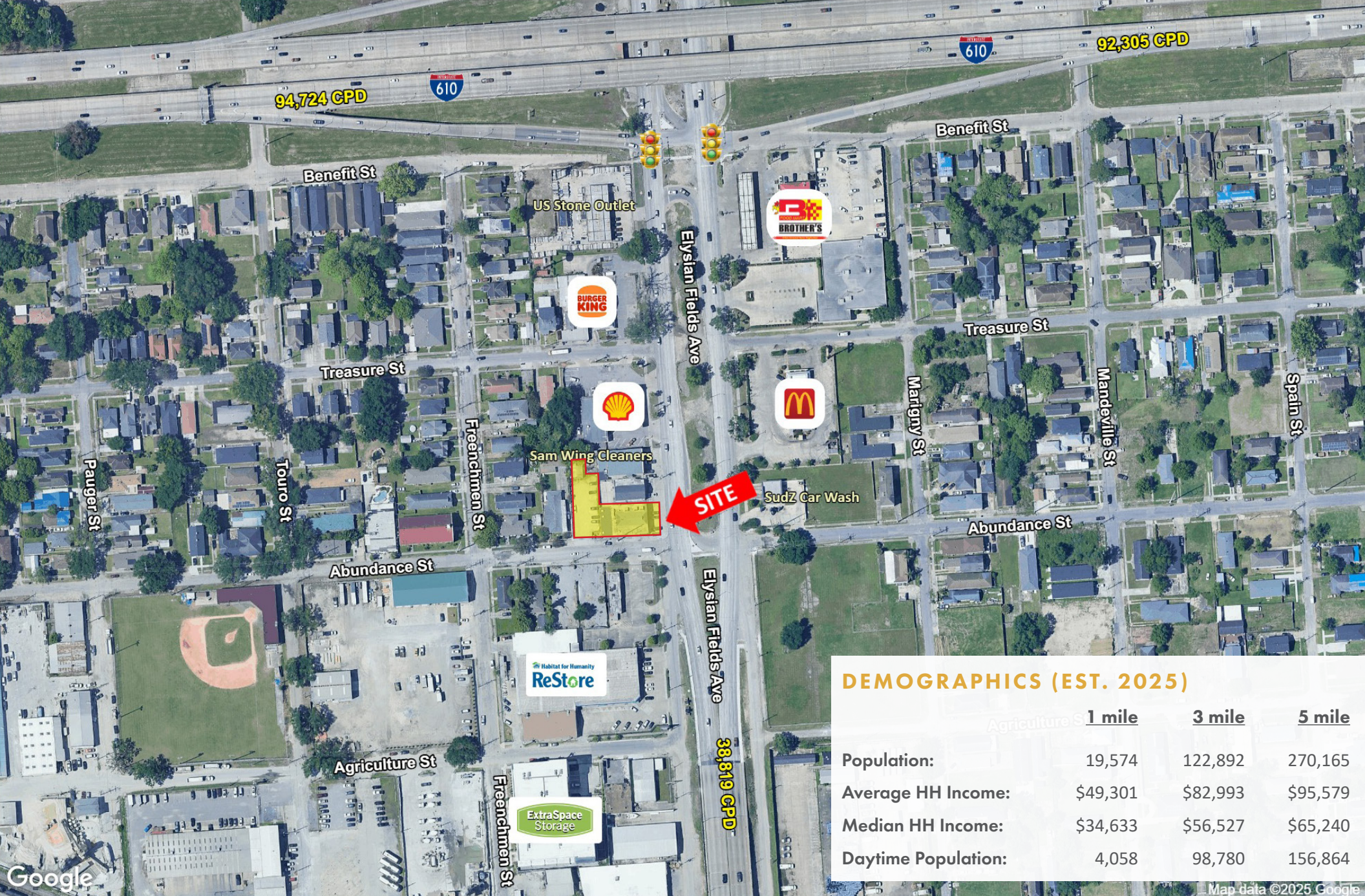
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### DEMOGRAPHICS (EST. 2025)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	19,574	122,892	270,165
Average HH Income:	\$49,301	\$82,993	\$95,579
Median HH Income:	\$34,633	\$56,527	\$65,240
Daytime Population:	4,058	98,780	156,864

Map data ©2025 Google



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# 3000 ELYSIAN FIELDS AVENUE HISTORY



**1950** Accardo's Grand Super Market opens at 3000 Elysian Fields

The beloved New Orleans restaurant Sammy's was initially Shambra's Food Services, a butcher shop operated by John Shambra, a Sicilian immigrant. Upon his death in the early 1990s, his nephew Sammy Schloegel, also a former butcher, bought the place with his wife, Gina. Together they operated the restaurant Sammy's, featuring dishes created by his uncle John and cooked to order.



**1955** Ferrara's Grand Super Markets opens at the former Accardo's location

**1962**

By the early 1960s, John Shambra runs his food delivery service, including butchered meats, from Elysian Fields

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TIRED OF HIGH FOOD PRICES?  
LET **SHAMBRA'S FOOD SERVICE**  
MAKE YOUR FOOD SHOPPING EASY  
AND SAVE YOU MONEY.

**NO MONEY DOWN**  
AS LITTLE AS 99¢ PER DAY WILL PUT  
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FOR MORE INFORMATION ON HOW YOU CAN HAVE A SUPER  
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100 BOXES VEGETABLES  
SPECIAL  
**BEEF** **25¢**  
(200-LB. LIMIT)  
WITH PURCHASE OF FREEZER OR  
REFRIGERATOR-FREEZER COMBINATION

HERE IS YOUR OPPORTUNITY TO  
HAVE A **SUPER MARKET** IN  
YOUR HOME

AND SAVE MONEY AND TIME  
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SHOPPING FOR YOU  
LOOK WHAT WE OFFER

DO YOUR SHOPPING AT HOME  
AND ORDER WHAT YOU WANT.  
CUSTOM CUT ALL ORDERS, CUSTOM  
WRAP ALL ORDERS. TOP  
QUALITY FOODS. ALL FOOD DELIVERED  
TO YOU. ALL FOOD  
GUARANTEED. DISCOUNT PRICES.  
FOOD AND FREEZER INSURANCE.  
CONTINUOUS FOOD SERVICE.

WE HAVE ALL PERISHABLE FOODS  
Beef, Pork, Ham, Poultry, Bacon, Cold  
Cuts, Veggies, Juices, Oils, T-V Dinners, Pot  
Pies, Pizzas, Pies, Cake, Ice Cream, etc.  
IF YOU CAN FREEZE IT—WE HAVE IT.

**SAMMY'S**

**Deli & Food Service**  
**3000 Elysian Fields**  
**947-0675 \* 948-7361 fax**  
**\* M-T 9-5p \* W-F 9-7p \* Sat 10-4p \***  
**Seafood, Daily Specials, Sandwiches**  
**\* CATERING FOR \***  
**Any & All Occassions**  
**\* MARDI GRAS \***  
**\* OFFICE PARTIES \***  
**\* BIRTHDAYS \***

**1990**

Sammy's opens in the early 1990s and operates for decades as a popular, highly acclaimed restaurant



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