



Business not for sale

MIXED USE | FOR SALE

Restaurant Building with Apartments and Parking

3000 Elysian Fields Avenue

NEW ORLEANS, LA 70122

Jeff Cohn

jcohn@corp-realty.com

504.581.5005



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

\$1,300,000



CORPORATE REALTY

Jeff Cohn
jcohn@corp-realty.com
504.581.5005

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.



CORPORATE REALTY

Jeff Cohn
jcohn@corp-realty.com
504.581.5005

3000 ELYSIAN FIELDS AVENUE

FURNITURE, FIXTURES, & EQUIPMENT

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

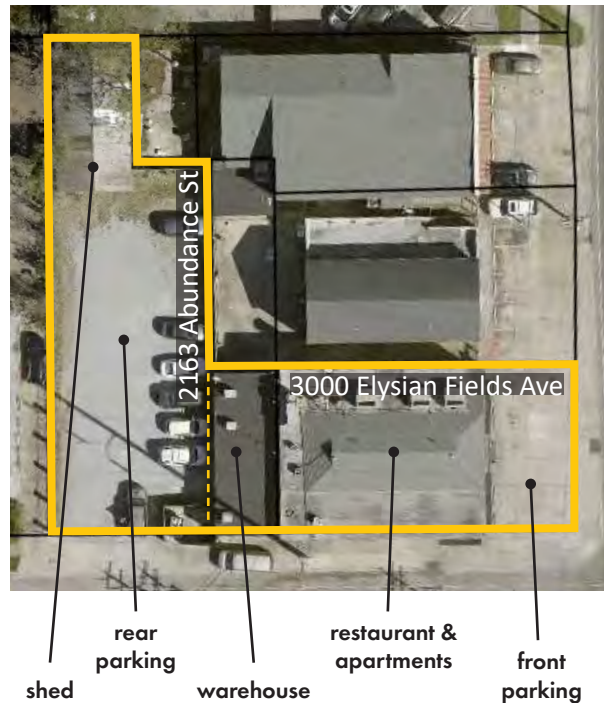
Contact agent for more information.

- 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

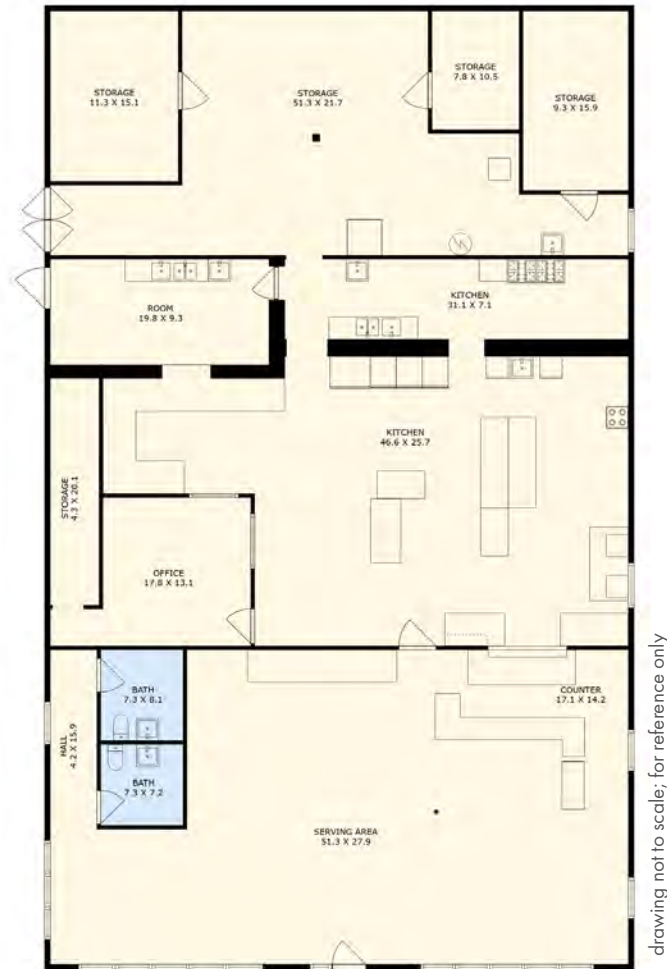


CORPORATE REALTY

Jeff Cohn
jcohn@corp-realty.com
504.581.5005

3000 ELYSIAN FIELDS AVENUE

FLOOR PLAN



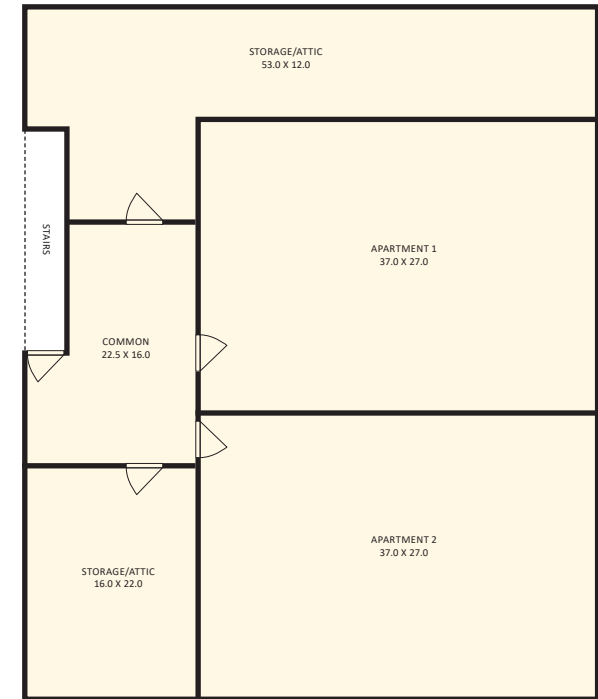
1ST FLOOR - 4,505 SF

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



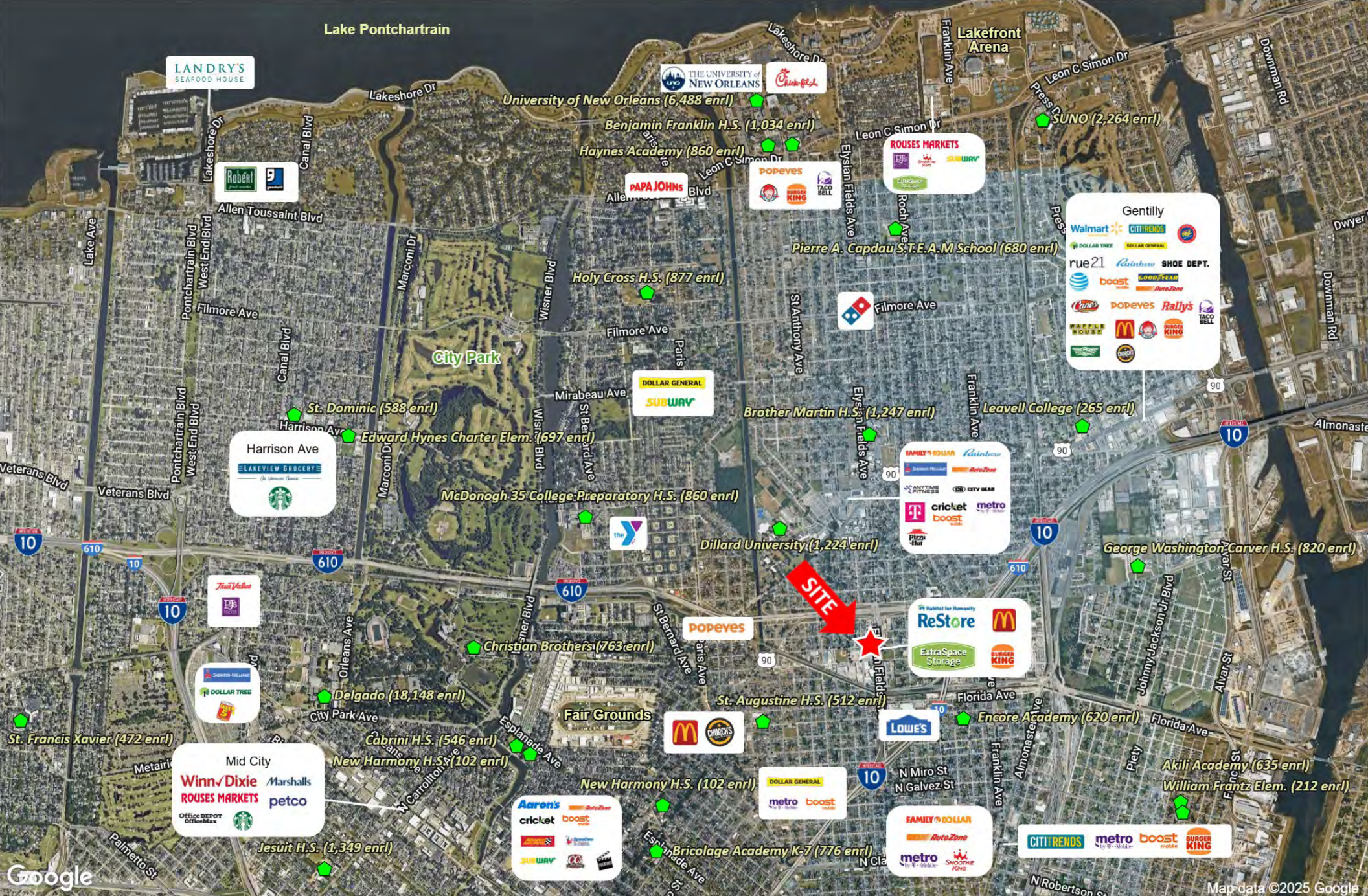
2ND FLOOR - 2,312 SF

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



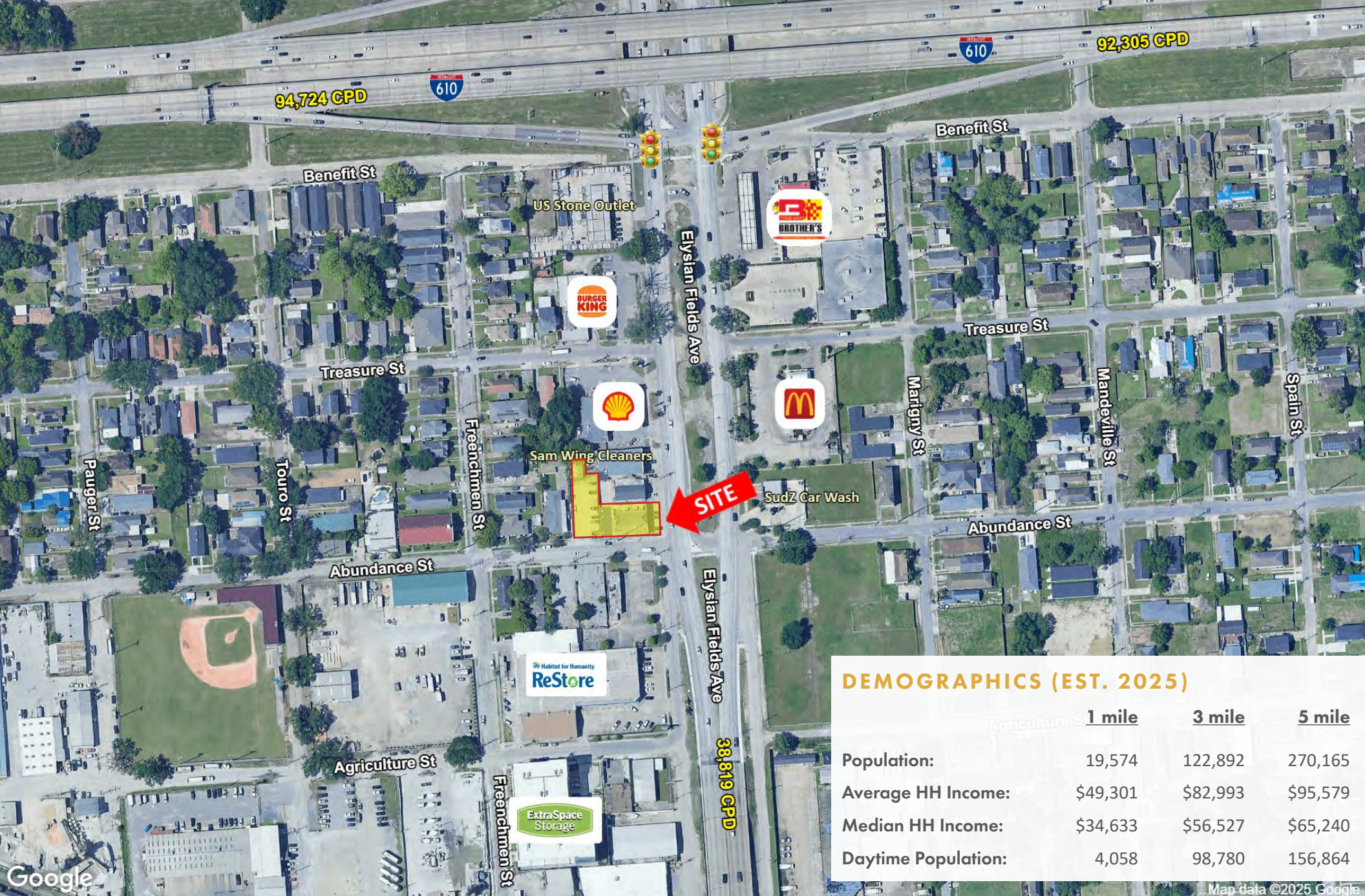
CORPORATE REALTY

Jeff Cohn
 jcohn@corp-realty.com
 504.581.5005



CORPORATE REALTY

Jeff Cohn
jcohn@corp-realty.com
504.581.5005



DEMOGRAPHICS (EST. 2025)				
	Agriculture St	1 mile	3 mile	5 mile
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

3000 ELYSIAN FIELDS AVENUE

HISTORY



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



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

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.



1990

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



CORPORATE REALTY

Jeff Cohn
jcohn@corp-realty.com
504.581.5005

MIXED USE | FOR SALE

Restaurant Building with Apartments and Parking

3000 Elysian Fields Avenue, New Orleans, LA 70122



Jeff Cohn

jcohn@corp-realty.com

504.581.5005



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170

504.581.5005 | corp-realty.com

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. Licensed in Louisiana, 8/2025.