



OFFERING MEMORANDUM

2882 Cleary Ave

Metairie, LA 70002

Presented By:

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PROPERTY DESCRIPTION

2882 Cleary Ave, Metairie, LA, 70002 - an exceptional investment opportunity for office building investors. This 1,820 SF property boasts two units and is strategically zoned GENERAL COMMERCIAL DISTRICT C-2, offering versatile potential for office or commercial use. Positioned in the thriving Metairie area, this property presents a prime location for investment in a bustling business district. With its strategic positioning and flexible configuration, this property presents an enticing opportunity for investors seeking a valuable addition to their commercial real estate portfolio.

PROPERTY HIGHLIGHTS

- 3-Phase Power
- Off-street Parking
- Renovated as of 2018
- Zoning C-2 includes office, retail and etc

OFFERING SUMMARY

Sale Price:	\$450,000
Number of Units:	2
Lot Size:	2,724 SF
Building Size:	1,820 SF

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LOCATION DESCRIPTION

Exceptional Commercial/Office property available for purchase at 2882 Cleary Ave in Metairie, LA. Ideally positioned at the base of the heavily trafficked Cleary Avenue overpass, this unique, stand-alone building features $\pm 1,820$ SF of recently renovated (office) improvements, sited on a $\pm 2,724$ SF lot providing supplemental off-street parking. The property is zoned GENERAL COMMERCIAL DISTRICT C-2, allowing for a multitude of uses. All measurements are approximate/ not guaranteed and are to be verified by the purchaser. Zoning, Overlays, and Intended Use are to be verified by the purchaser. Property to be sold in "as is, where is" condition with a Waiver of Redhibition to be executed and made part of the sale documents.

GENERAL COMMERCIAL DISTRICT C-2: This district is composed of certain land and structures used to provide for the retailing of goods and the furnishing of major services. This district characteristically occupies a larger area than the neighborhood commercial district since it is intended to serve a greater population and to offer a wider range of services. Full and complete development of all property in this district is of importance in order for the district to effectively serve its economic function. These districts are in general located along major thoroughfares and future expansion should desirably occur as an increase in depth of the district rather than further strip-like extension along the thoroughfares.

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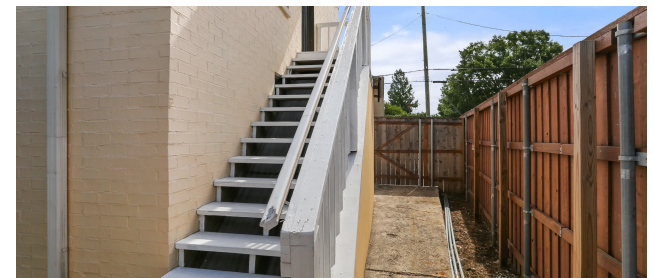


PROPERTY HIGHLIGHTS

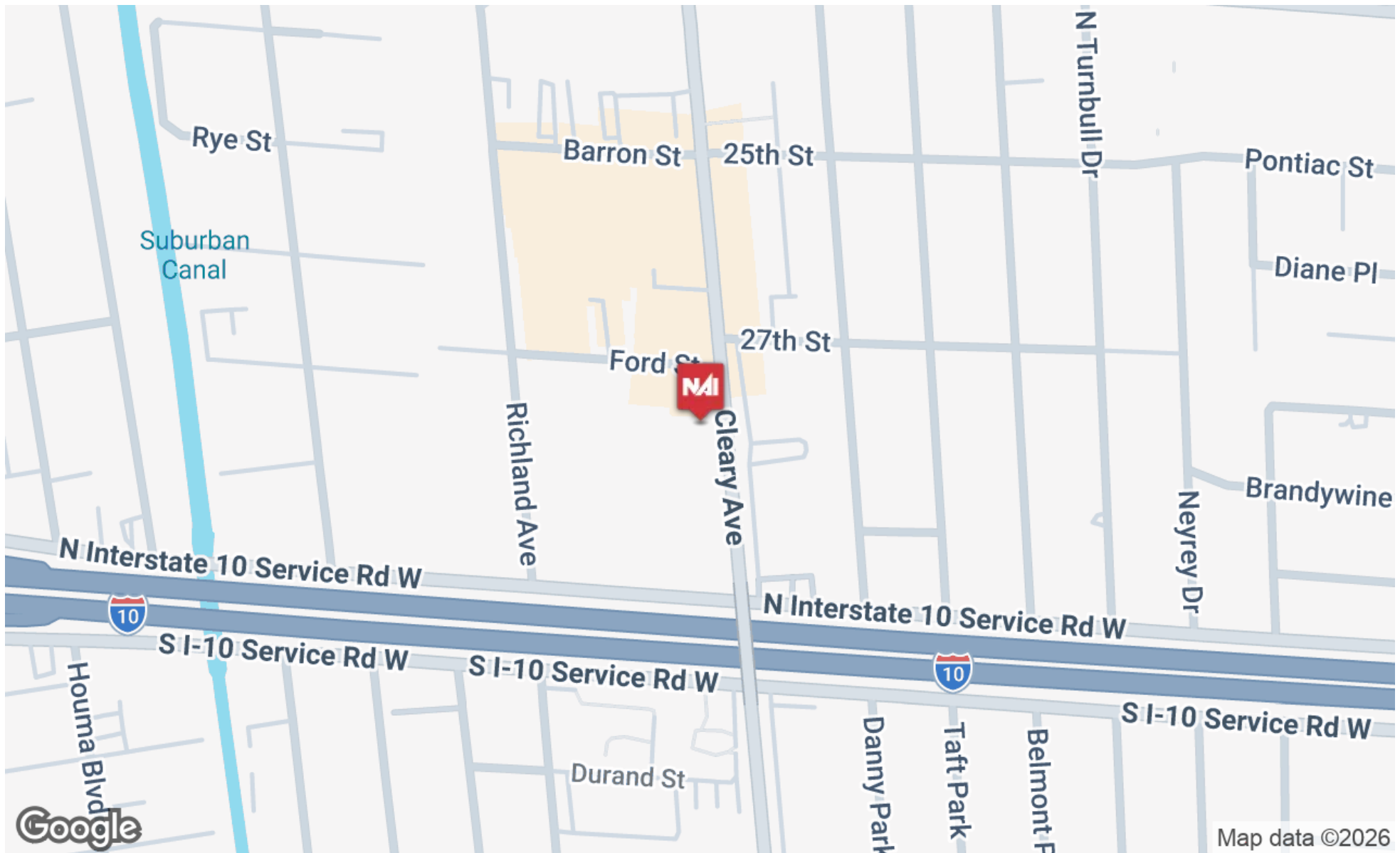
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