

Marketing Presentation



3009 LIME STREET, METAIRIE, LOUISIANA

3,600 SQUARE FEET OFFICE FOR SALE AT \$600,000

Exclusive Listing Agents:

Louisiana Commercial Realty

Robert Hand, MBA, CCIM, SIOR

New Orleans, Louisiana

504-289-8172



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SIOR®

SOCIETY OF INDUSTRIAL
AND OFFICE REALTORS®





Description

The property for sale is a 3,600 SF concrete block masonry 2 story office building with 3 suites on 50' x 120' lot with 12 paved parking spaces in front. The ground floor is approximately 1,800 SF with a reception area, large open work area, 4 private offices, restroom and storage. The second floor has 2 suites which could be combined:

- Suite A on 2nd floor is approximately 700 SF and has reception area/lounge, 2 private offices, storage, and restroom.
- Suite B on 2nd floor is approximately 1,100 SF and has 3 private offices, storage, shower, rest room and kitchen with refrigerator, sink and stove.

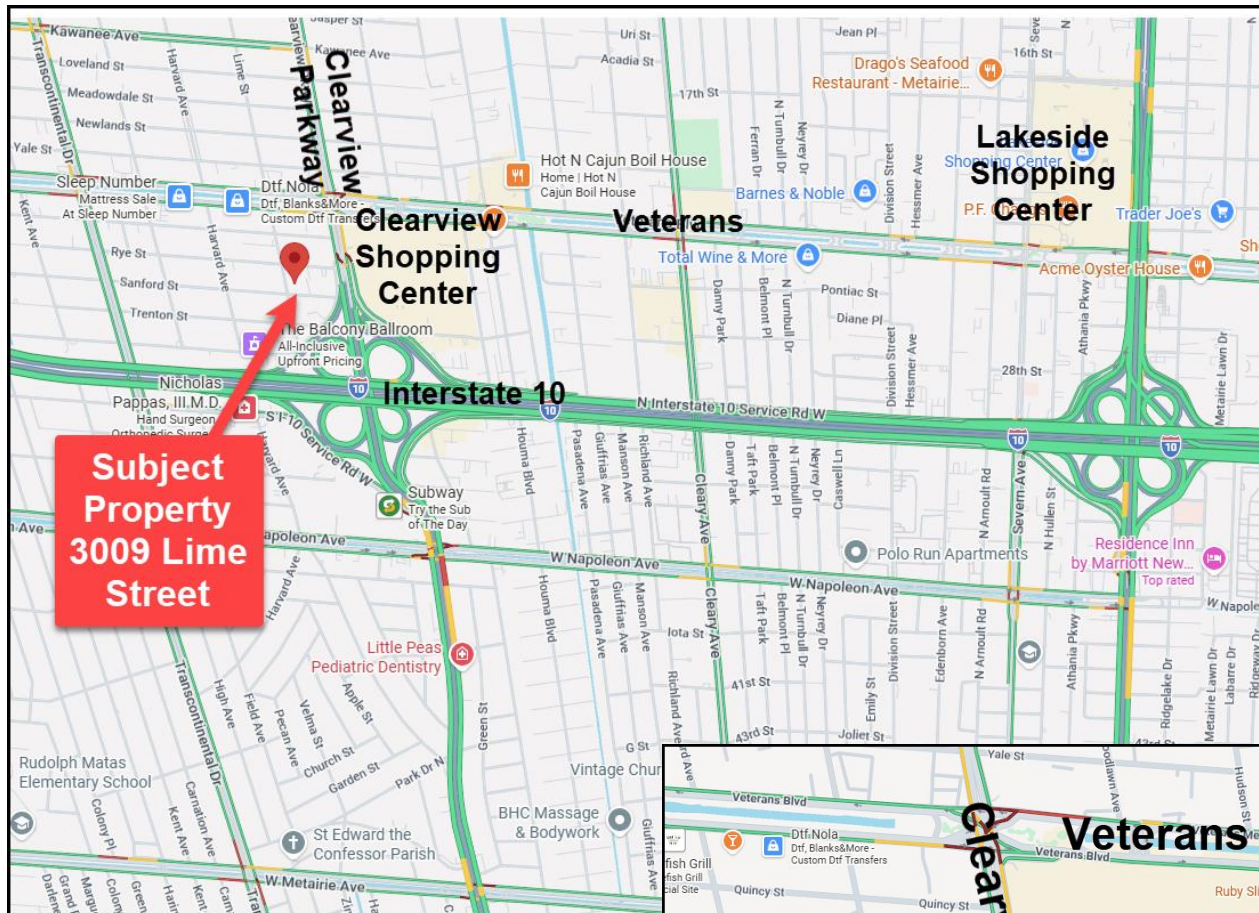
Vacant upon sale. Property taxes estimated at \$5,642 for 2025. The bitumen roof and HVAC units have been well maintained. Zoned BC-2, Business Core District. Located in Metairie, 2 blocks from Veterans Boulevard and 2 blocks from Clearview Parkway.





Location

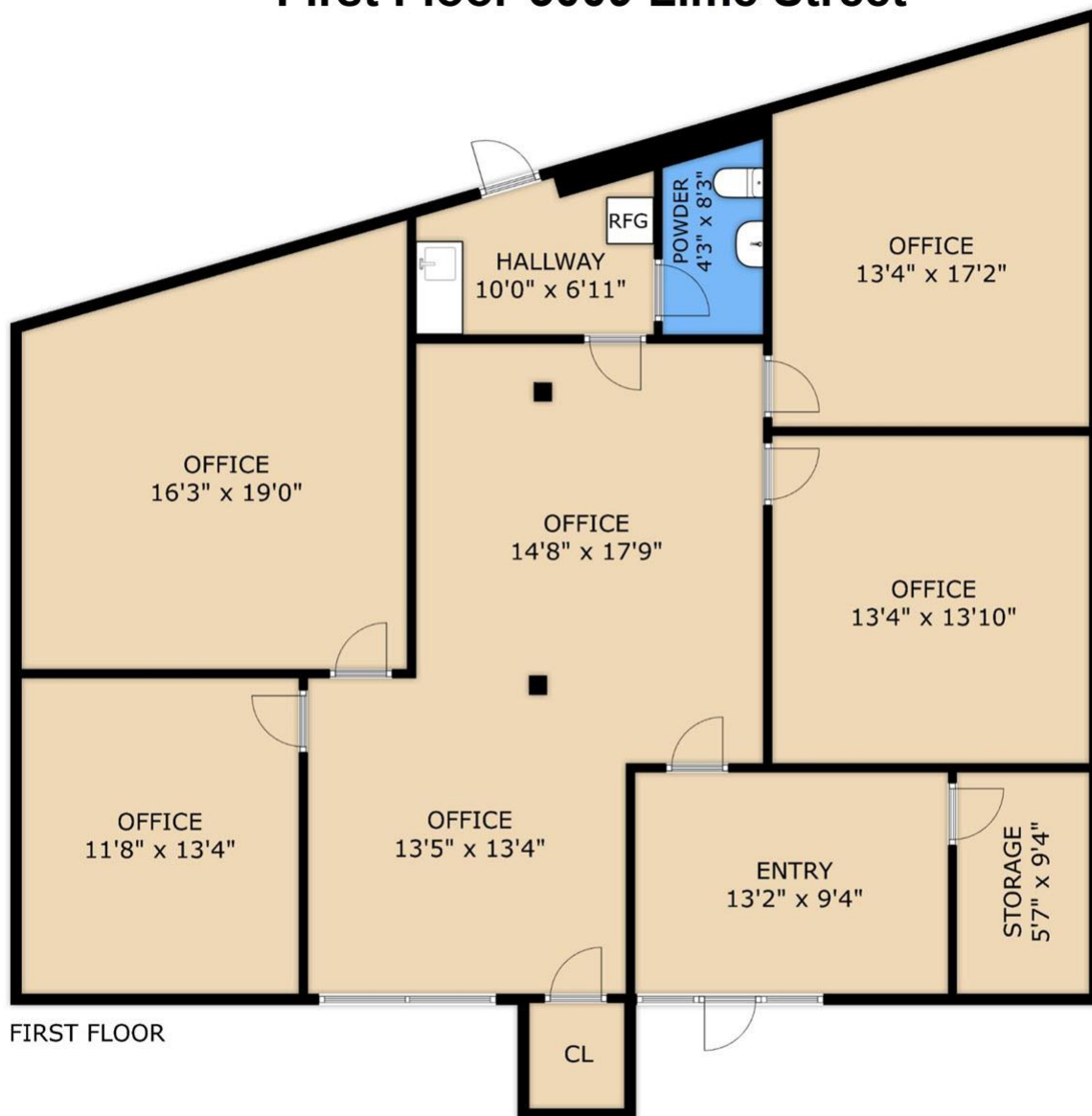
The property is located in Jefferson Parish, within the Metairie city limits, on Lime Street and is 2 blocks from Veterans Boulevard and one block from Clearview Parkway and the Clearview Shopping Center. There is easy access from both the east and west directions of Veterans Boulevard, and the Interstate 10 exit to Clearview Parkway offers a dedicated left turn lane onto Rye street which is the bordering street.





Floor Plans-Ground Floor

First Floor-3009 Lime Street



Sizes And Dimensions Are Approximate, Actual May Vary



Floor Plans-2nd Floor

2nd Floor



SECOND FLOOR

Sizes And Dimensions Are Approximate, Actual May Vary



ABOUT LOUISIANA COMMERCIAL REALTY



Louisiana Commercial Realty's supervising broker is Robert Hand, a top commercial real estate broker and the only Louisiana broker with these qualifications:

- Both CCIM and SIOR designations. The highest commercial agent designation is Certified Commercial Investment Member (CCIM) which takes 3 years to earn, requiring completion of a rigorous education program and a 6 hour final exam.
- The SIOR designation is only awarded to commercial agents who complete a high level of transactions which generate \$250,000 in commissions annually for at least 3 years.
- MBA from Loyola University.
- Experience writing appraisals for commercial property in New Orleans.
- Trained in negotiations by the NASD.

ADDITIONAL ACHIEVEMENTS:

- Named Top 50 Financial Executive in New Orleans, 2012, by CityBusiness Magazine
- Named Top 100 Investment Executive in the U.S., 1994, by Financial Planning Magazine
- Member National Association of Realtors
- Past President, International Association of Financial Planners
- Past President, New Orleans MSU Alumni Association
- Past industry panel member for the NASD Board of Arbitrators
- Appraiser's Practitioner license

Robert has published these articles in *Commercial Investment Real Estate Magazine*, a national publication for the commercial real estate trade:

- "Valuing Commercial Real Estate Using Regression Analysis"
- "Visualizing Risk In a Lease Buyout Decision"
- "Using Lifestyle Demographic Analysis To Make Better Commercial Real Estate Decisions"

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