Offering Details

3803 & 3805 FLORIDA AVE, KENNER, LA 70065 | SOLD SEPARATELY OR TOGETHER
JEFFERSON PARISH | ZONED C-1 NEIGHBORHOOD COMMERCIAL

$680,000	$59,500	8.75%	±0.26 Acres
Combined Asking	Combined Pro Forma NOI	Combined Pro Forma Cap Rate	Combined Site



3803 Florida Ave | Restaurant

$390,000

Building	967 SF freestanding
Land	0.1309 ac
APN	920002904
Pro Forma NOI	$35,750
Pro Forma Cap Rate	9.17%
Tenant	Mi Pequeña Honduras Restaurant
Lease	Month-to-month, absolute net

Features: Stucco exterior, red tile-style roof, paved parking with ADA space, existing restaurant build-out.



3805 Florida Ave | Market

$290,000

Building	967 SF freestanding
Land	0.1314 ac
APN	920009889
Pro Forma NOI	$23,750
Pro Forma Cap Rate	8.19%
Tenant	Mi Pequeña Honduras Market
Lease	Month-to-month, absolute net

Features: Neighborhood grocery; single-story masonry building, covered storefront walkway, striped parking.

REMAX Commercial Brokers, Inc.
Office/Direct: 504-838-0001

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Each Office Independently Owned and Operated

Information deemed reliable but not guaranteed. Buyer to verify year built, building systems, square footage and parking. Combined pro forma cap rate = combined pro forma NOI ($35,750 + $23,750) ÷ combined asking price ($680,000).

FOR SALE | SOLD SEPARATELY OR TOGETHER

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Absolute Net Investment Opportunity

3803 & 3805 Florida Ave, Kenner, LA 70065

Two freestanding investment properties with minimal landlord responsibilities. Both are month-to-month absolute net leases to related tenants, Mi Pequeña Honduras Restaurant and Market, who have been in place for years. The tenant pays taxes, insurance and maintenance. Offered separately or together.



INVESTMENT HIGHLIGHTS

- Absolute net leases – tenant pays taxes, insurance & maintenance
- Related tenants in place for years: Mi Pequeña Honduras Restaurant & Market
- Two freestanding 967 SF buildings on ±0.26 combined acres
- Jefferson Parish, zoned C-1 Neighborhood Commercial
- Restaurant $390,000 | Market $290,000 | Sold separately or together



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