THE ALCOR GROUP

PROFESSIONAL OFFICE BUILDING FOR SALE

1506 Williams Blvd., Kenner, La. 70062



- **Consisting of approx. 5,618-square-foot, this two-story professional office building is situated on approximately 0.45 acre (19,824 sf) along one of Kenner's primary commercial corridors. Zoning is C-1, should be verified**
- **The property offers excellent visibility, with approx. 32 on-site surface parking spaces and convenient access to Interstate 10, Airline Drive and Louis Armstrong New Orleans International Airport.**
- **The building reportedly underwent significant renovations in 2013, with additional improvements reportedly completed in 2021 including roofing, insulation, flooring, plumbing & updated lighting.**
- **Its combination of prominent Williams Boulevard frontage, abundant parking and convenient Greater New Orleans access makes the property well suited for professional office or owner-user consideration.**
- **Offered at $850,000.00 all cash to Seller. DO NOT APPROACH EXISITNG TENANT!**

Contact Al Oglesby
at
The **ALCOR** Group for further information!

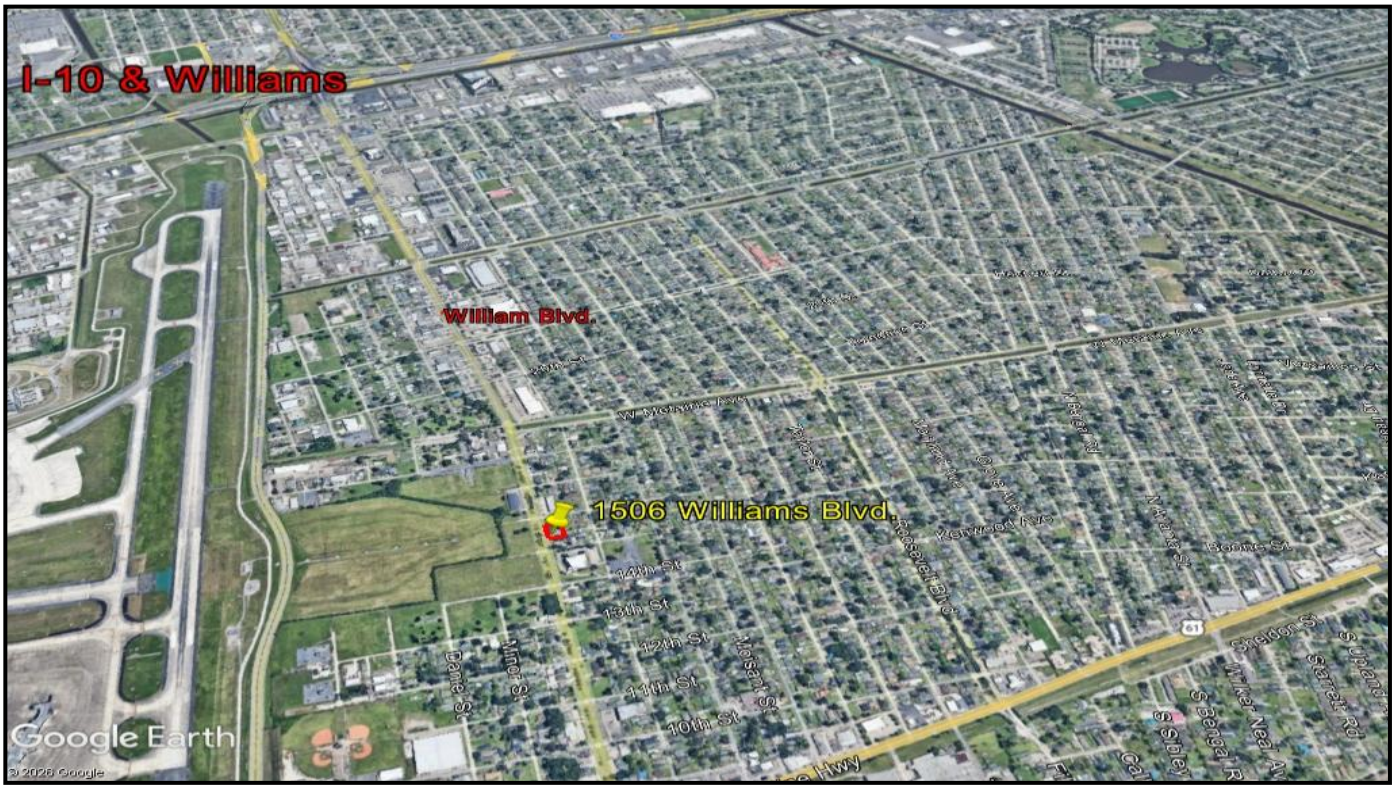
Office: 504-887-2800 ext. 201 - **Cell:** 504-416-3555 - **E-mail:** Al@alcorgroup.com

Visit our website at www.alcorgroup.com for this and other available spaces.

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Aerial Views

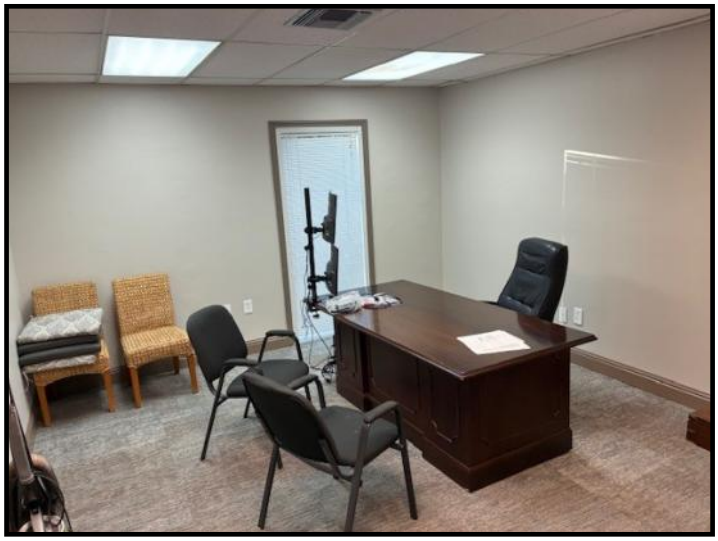


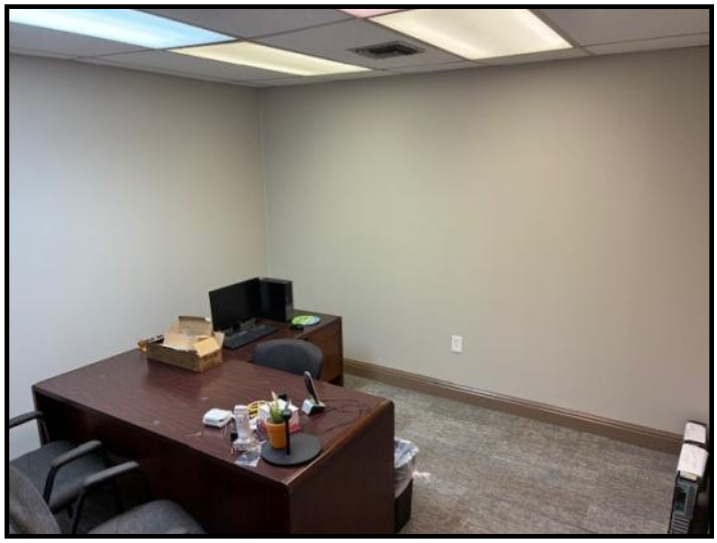


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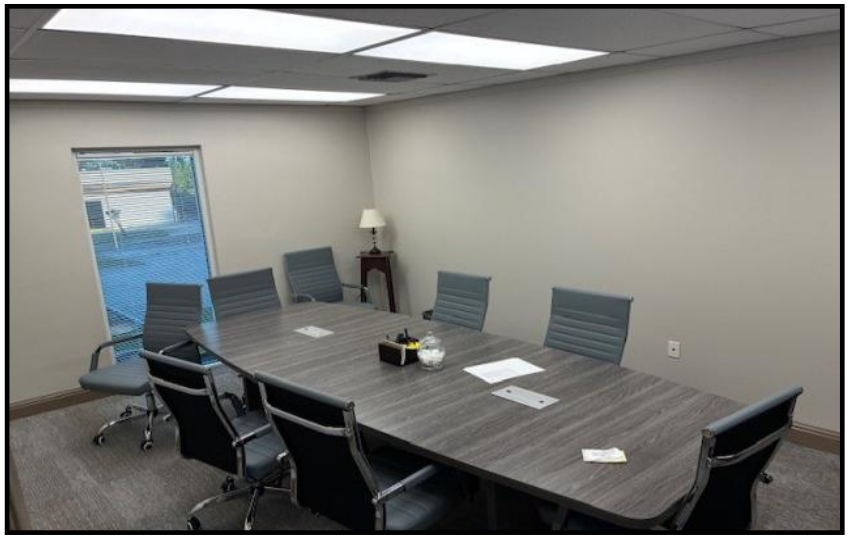
Interior Photos - 2nd Floor











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Exterior Photos

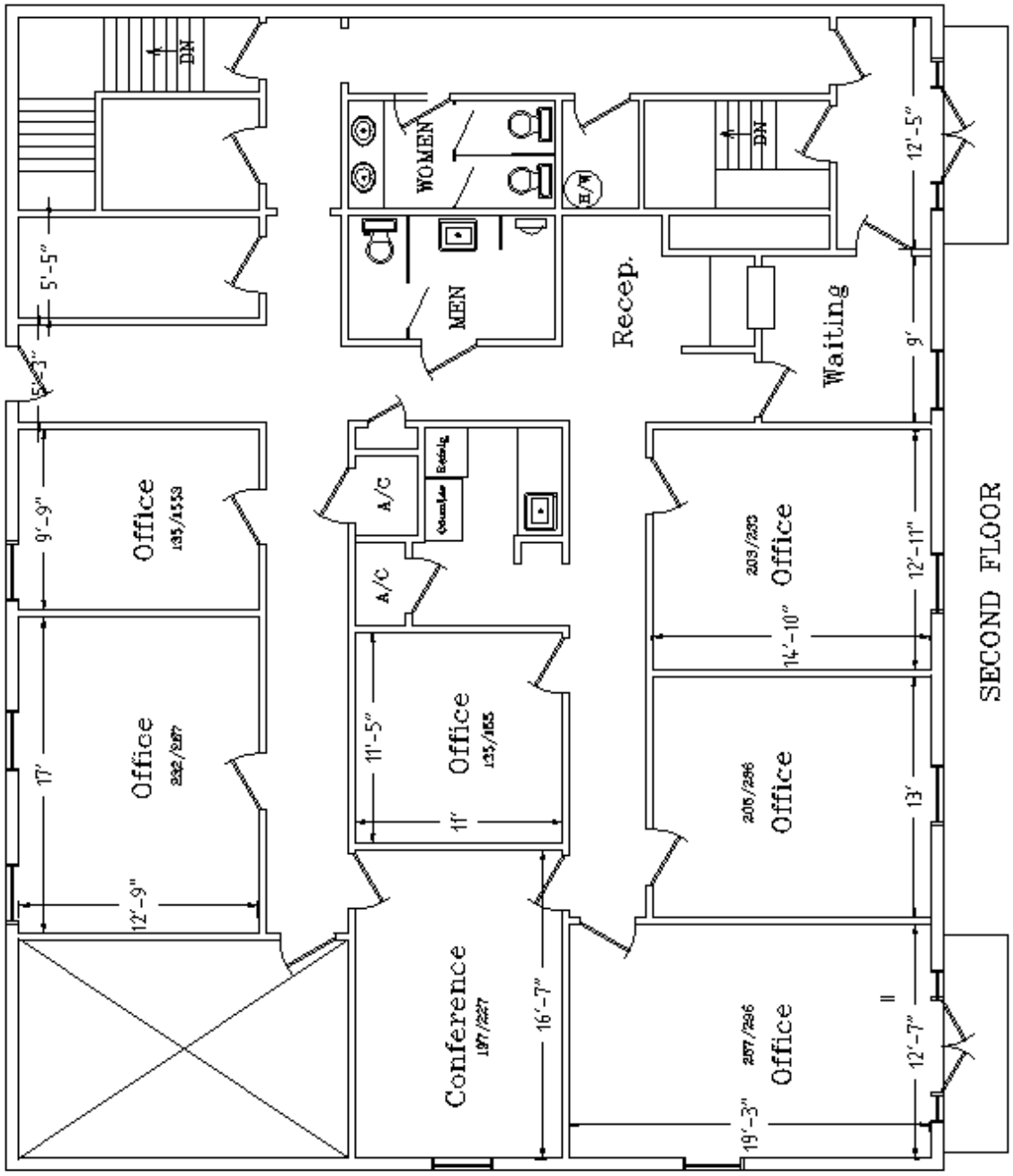








Second Floor Plan



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1506 Williams Blvd.- Fact Sheet

- Asking Price: $850,000.00 - All Cash to Seller
- Parcel/APN #: 0920003307 / 0-92-0003307
- Legal Description: Lots 23 thru 26, Square 15A, Kenner Heights (should be verified)
- Located approx. 1.5 miles south of I-10 Williams Exchange between W. Metairie and Airline Drive; only minutes from Luis Armstrong International Airport
- 2-story office building
- Approx. 5,618 sf
- Land: Approx. 160' x 123' (should be verified)
- Current zoning C-1 Commercial/Neighborhood
- Originally constructed in 1979, with reported renovated in 2013 and additional renovations in 2021 reportedly including roof, insulation, flooring, plumbing and lighting.
- Reportedly new HVAC in 2011
- Parking lot reportedly resurfaced in 2016 with 32 parking spaces yielding an approx 5.7/1,000 sf parking ration (should be verified)
- .46 acres per survey/title (Approx. 19,824 sf, should be verified)
- 32 parking spaces
- Building offers high visibility fronting Williams Blvd. with the 1st floor currently configured for single tenant use; second floor is compartmentalized and could be either single tenant use or multi-tenant Executive office concept.
- "Clean" title
- DO NOT APPROACH EXISTING TENANT! Property shown by appointment only.
- Entire building can be available for Owner occupancy within sixty (60) days prior notice.

Note: All dimensions, areas, improvements, zoning and other property information are subject to independent verification.

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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____

AgencyForm Rev. 10/10

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