Elmwood Warehouse/Office with Lot

5960 Mounes Street, Elmwood, LA 70123

For Sale

SRSA COMMERCIAL REAL ESTATE

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Sale Price	**$1,825,000**
Available Space	+/-10,875 SF
Lot Size	1.01 Acres
Zoning	Light Industrial

- ±10,875 SF building with showroom, offices, and warehouse
- ±6,900 SF covered storage yard
- Additional undeveloped lot (±55’ x 225’) for expansion or storage
- 3 roll-up doors (±14’ x 14’) and ±20’ warehouse eave height

Property Description

A versatile opportunity for an owner-user or investor in Jefferson Parish, the property is well-suited for a range of industrial, distribution, service, or commercial operations. The main building features a functional layout with showroom, office, and warehouse space, while covered outdoor storage and an adjacent undeveloped lot offer flexibility for equipment staging, inventory, additional parking, or future expansion. Note that the warehouse is not climate-controlled and cranes are excluded from the sale.

Location Overview

5960 Mounes Street sits within the established Elmwood/Harahan industrial corridor, minutes from Elmwood Business Park and downtown New Orleans. Located directly across from the Amazon fulfillment center, the property is surrounded by a strong mix of warehouse, showroom, fabrication, distribution, and service-oriented businesses. Major transportation routes are easily accessible, including Jefferson Highway, Clearview Parkway, Earhart Expressway, Airline Highway, and I-10, with convenient access to the Huey P. Long Bridge for regional connectivity.

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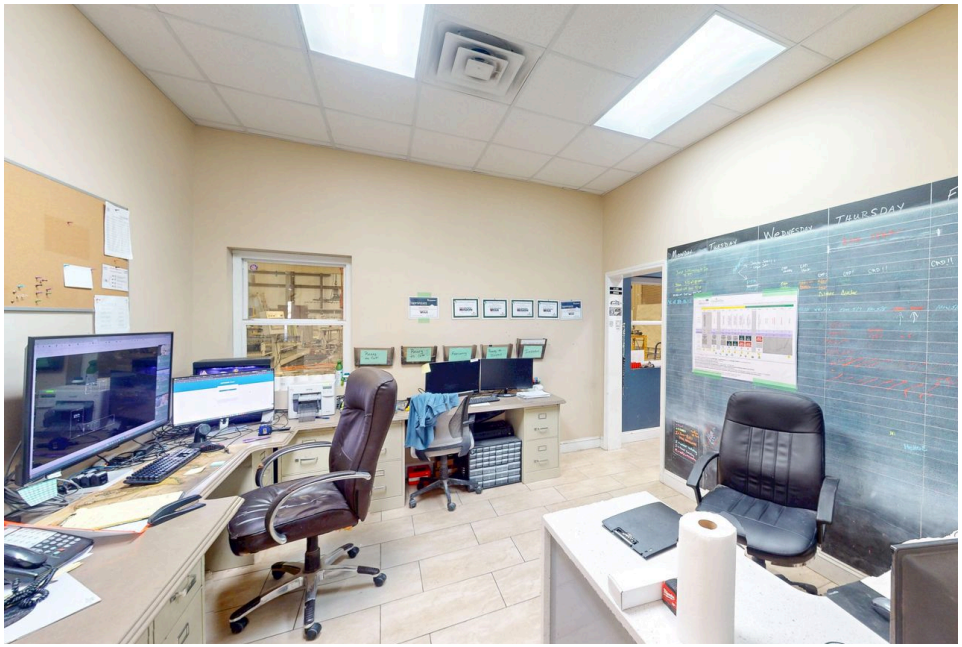

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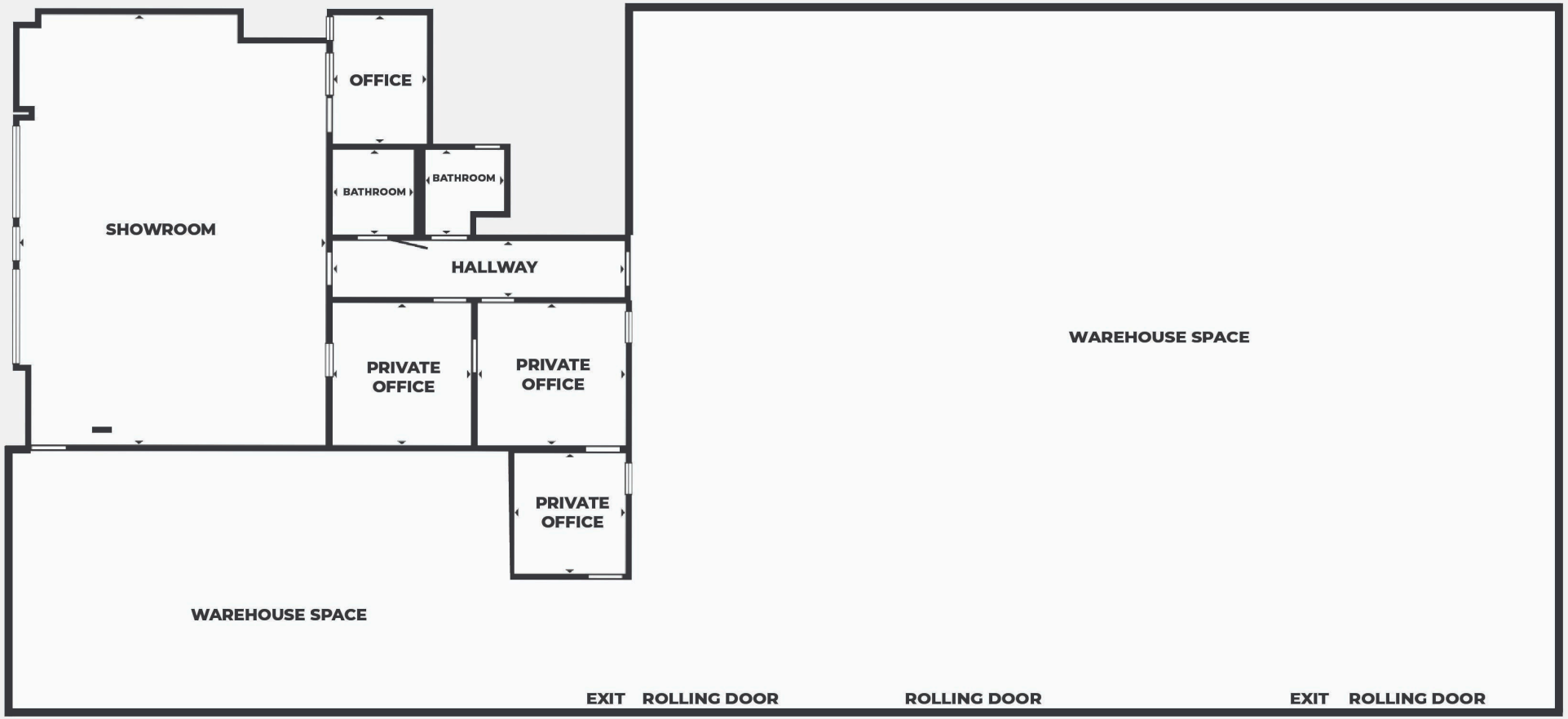

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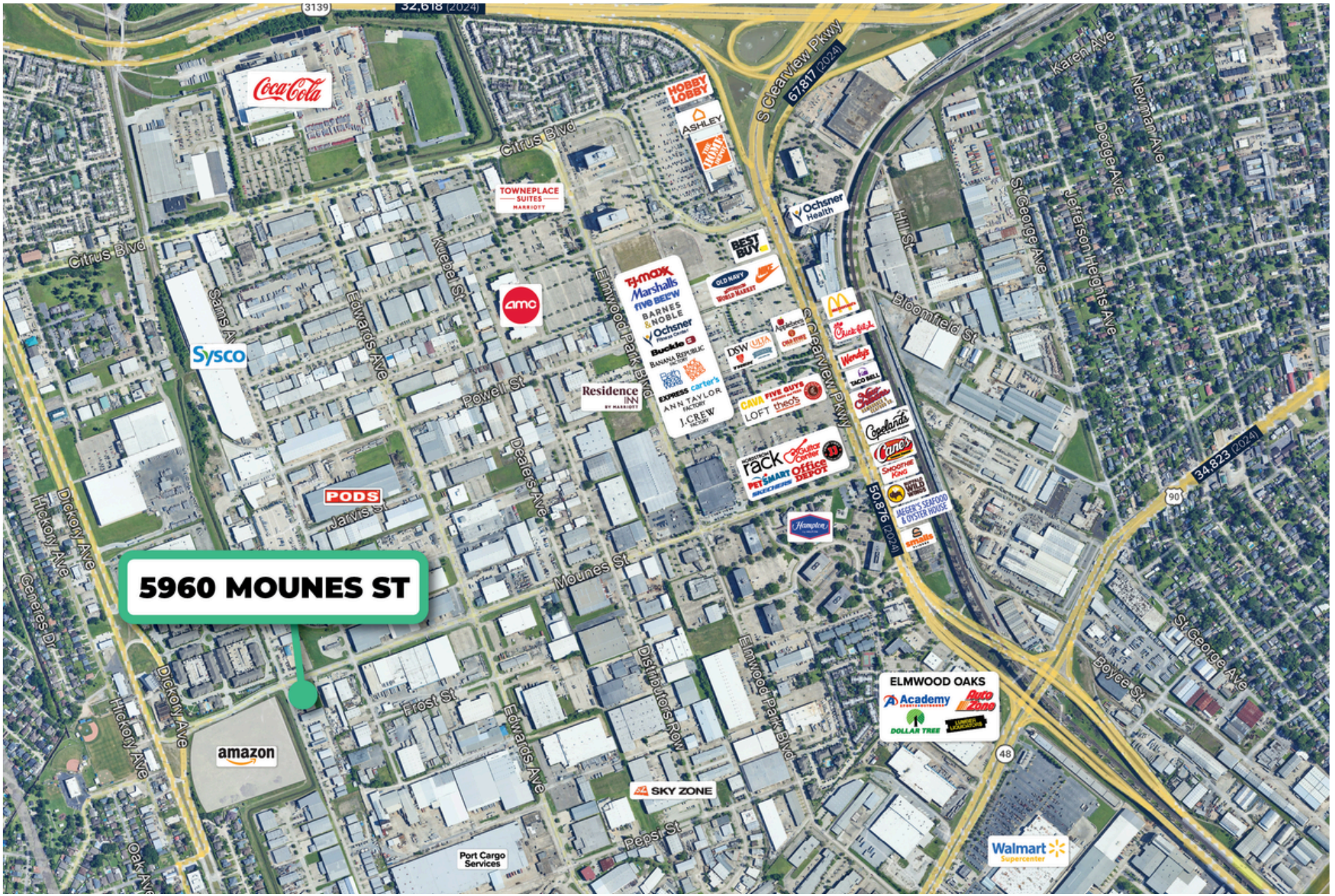

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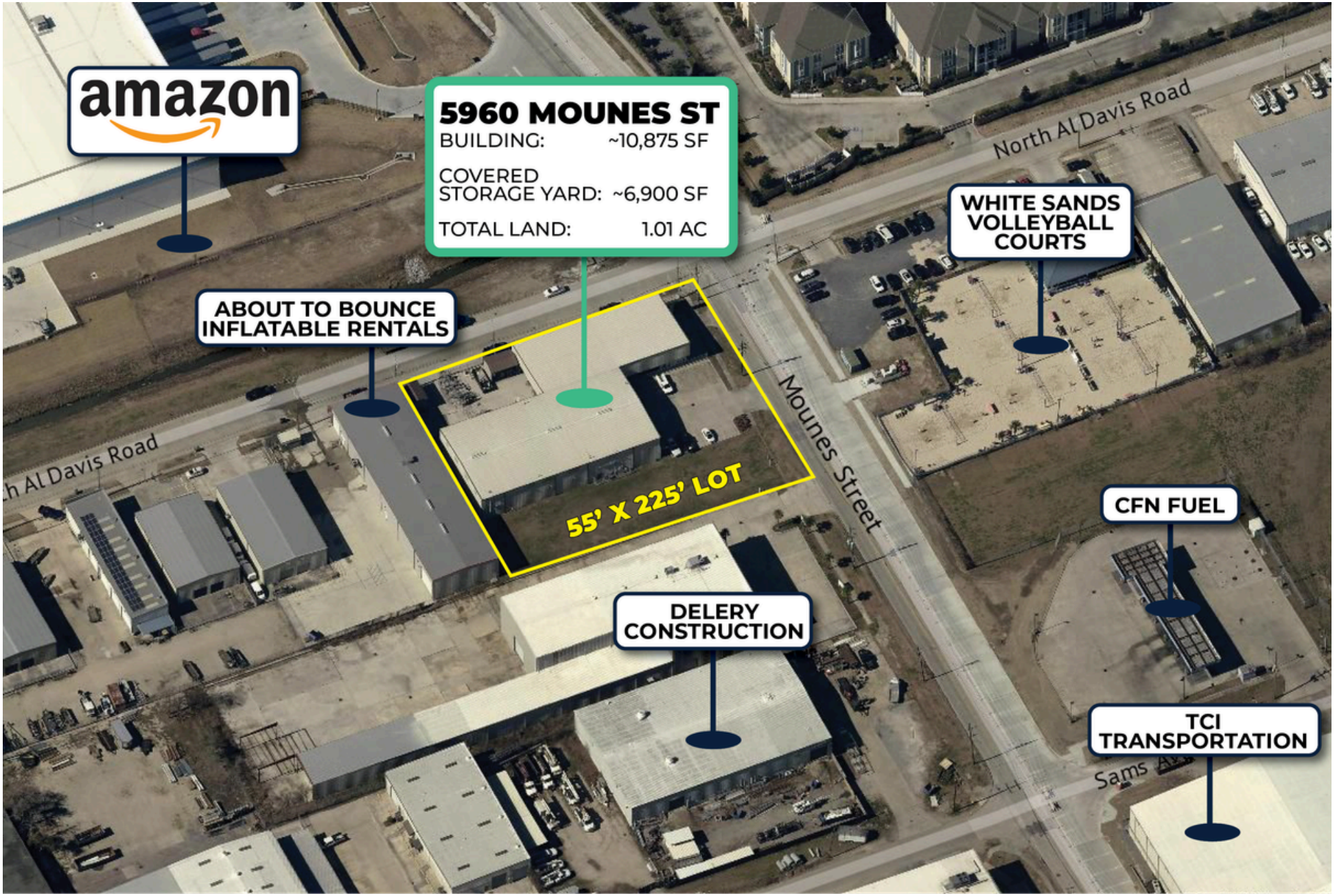

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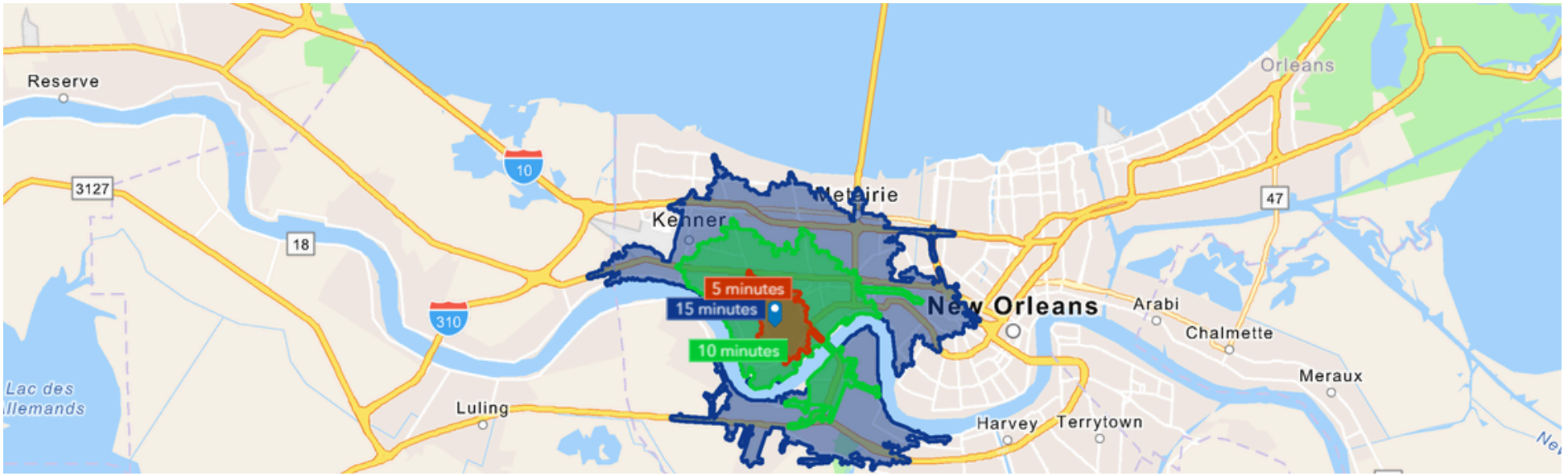

Demographics (Drive Time)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	7,820	69,188	196,552
Daytime Population	20,001	86,842	227,947
Total Households	4,342	31,821	88,595
Median HH Income	$66,665	$68,203	$65,162
Total Businesses	1,457	4,312	12,340

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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.

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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:	_____