

## FOR SALE

### PROPERTY SUMMARY

A great location for a stand-alone professional or medical office. Good visibility on Williams Boulevard and close Joe Yenni Boulevard. Originally built as a home with 1.5 baths and a kitchen. Current layout incorporates a receptionist/waiting area and 3-4 private offices. 3 parking spots in front and 4 in rear of property.

### BUILDING SIZE

- 1,400 SF

### REDUCED SALE PRICE

- ~~\$230,000~~ \$180,000

### LAND SIZE

- Approx. 50' x 135'
- Approx. 6,750 SF

### NEARBY LANDMARKS

- Pontchartrain Convention & Civic Center
- Treasure Chest Casino
- Joe Yenni Boulevard

### ZONING

- C-1

### PARKING

- 7 Off-Street Parking Spots

### TRAFFIC COUNT (ADT 2024)

- Williams Boulevard: 44,231

### 2025 DEMOGRAPHICS

	1 MI	2 MI	3 MI
Population	14,189	44,775	83,992
Avg. HH Income	\$113,753	\$117,806	\$106,882





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## FREE-STANDING OFFICE SPACE

4317 Williams Boulevard, Kenner, LA

