

# COMMERCIAL BUILDING FOR SALE

4243 CANAL ST, NEW ORLEANS, LA 70119



THE  
PICOLO  
— Group —



4243 CANAL ST  
NEW ORLEANS, LA 70119

COMMERCIAL  
BUILDING FOR SALE

LISTING AGENT

BRITTANY PICOLO-RAMOS



504-300-5179

BRITTANYPICOLORAMOS@GMAIL.COM

THEPICOLOGROUP.COM

**KW** NEW ORLEANS  
KELLERWILLIAMS REALTY

18601 LEAKE AVE NEW  
ORLEANS, LA 70118  
504-862-0100





# PROPERTY SUMMARY



ADDRESS - 4243 CANAL STREET, NEW ORLEANS, LA 70119

PROPERTY TYPE - COMMERCIAL, AUTO REPAIR

ZONING - HU-MU HISTORIC URBAN NEIGHBORHOOD MIXED-USE DISTRICT,  
MID-CITY HISTORIC DISTRICT

LOT SIZE - 57x120x100

TOTAL SQUARE FOOTAGE - 4,906 SQFT

OFFICE SPACE - 1,945 SQFT, TWO LEVELS

WORK AREA AND STORAGE - 2,960 SQFT

BAY DOORS - 6

PARKING - 8 SPACES



# PROPERTY SUMMARY



DESCRIPTION - PRIME LOCATION PROPERTY OFFERS AN EXCELLENT OPPORTUNITY FOR AUTOMOTIVE ENTREPRENEURS LOOKING TO ESTABLISH OR EXPAND THEIR BUSINESS IN THE HEART OF NEW ORLEANS. LOCATED ON HISTORIC CANAL STREET, THIS SPACIOUS AUTO REPAIR SHOP BOASTS A TOTAL OF 4,906 SQUARE FEET, COMPRISING 1,945 SQUARE FEET OF OFFICE SPACE DISTRIBUTED OVER TWO LEVELS AND A GENEROUS 2,960 SQUARE FEET OF WORK AREA AND STORAGE. THIS PROPERTY PRESENTS AN INCREDIBLE OPPORTUNITY TO ESTABLISH A THRIVING AUTOMOTIVE BUSINESS IN A PRIME LOCATION WITH SIGNIFICANT TRAFFIC FLOW. WHETHER YOU'RE IN THE MARKET FOR A SPACIOUS GARAGE OR A MULTIFUNCTIONAL AUTOMOTIVE FACILITY, THIS PROPERTY CAN ACCOMMODATE YOUR NEEDS.

## FEATURES

- SIX BAY DOORS IN THE EXPANSIVE WORK AREA FACILITATE EFFICIENT VEHICLE SERVICING AND MAINTENANCE.
- AMPLE OFFICE SPACE AVAILABLE UPSTAIRS AND DOWNSTAIRS, PROVIDING DEDICATED AREAS FOR ADMINISTRATIVE TASKS, CUSTOMER SERVICE, AND EMPLOYEE FACILITIES.
- EIGHT CONVENIENT PARKING SPACES DIRECTLY OUTSIDE THE RETAIL SPACE ENSURE EASY ACCESS FOR BOTH STAFF AND CUSTOMERS.
- THE PROPERTY IS ZONED FOR COMMERCIAL USE, OFFERING FLEXIBILITY FOR VARIOUS AUTOMOTIVE-RELATED BUSINESSES.

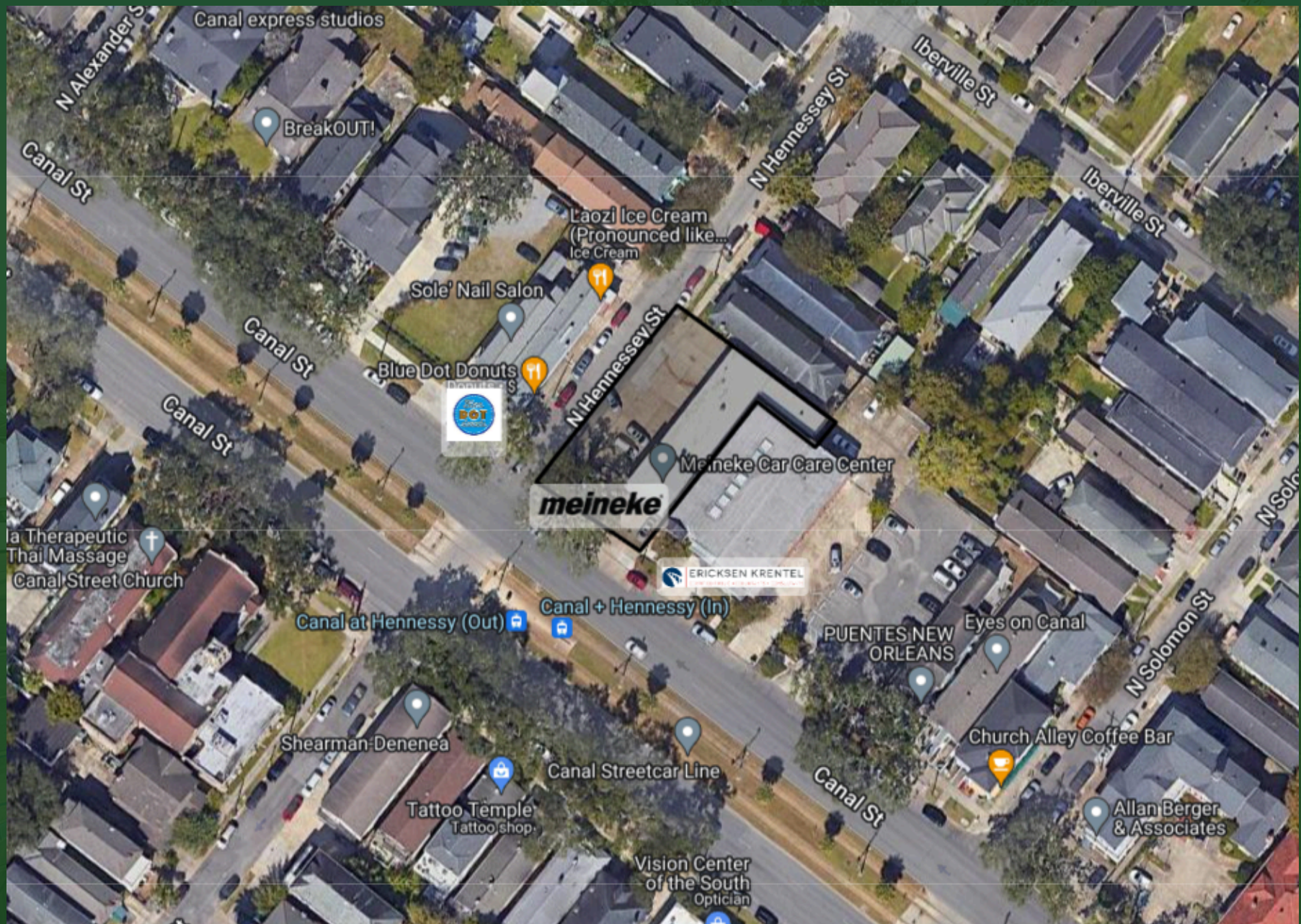
LOCATION - CANAL STREET IS A WELL-KNOWN AND BUSTLING THOROUGHFARE IN NEW ORLEANS, PROVIDING HIGH VISIBILITY AND ACCESSIBILITY. THE PROPERTY'S CENTRAL LOCATION OFFERS PROXIMITY TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND MAJOR TRANSPORTATION ROUTES.



# FLOOR PLAN









# PHOTOS





# PHOTOS







4243 CANAL ST, NEW ORLEANS, LA 70119

EXCLUSIVELY LISTED BY

BRITTANY PICOLO-RAMOS

504-300-5179

BRITTANYPICOLORAMOS@GMAIL.COM

THEPICOLOGROUP.COM



THE

PICOLO

— Group —