

IMPROVED PRICE!

OFFICE BUILDING FOR SALE

STRATEGIC INVESTOR OR OWNER-USER OPPORTUNITY

3812 Ridgelake Dr, Metairie, LA



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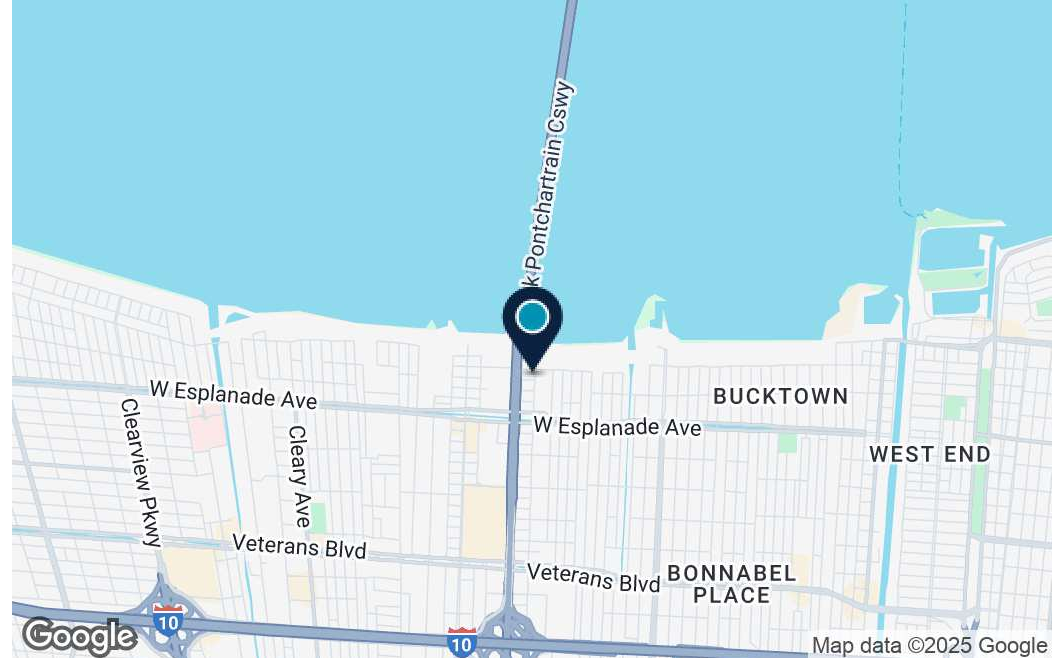
PROPERTY DESCRIPTION

Premier Metairie Office Building: A Modern Investment or Strategic Owner-User Opportunity

Presenting a rare offering in Metairie's most coveted commercial corridor: a meticulously maintained, 11,600 square foot, two-story professional office building with parking underneath now available for sale. Boasting a contemporary, multi-tenant interior, this property is designed for both immediate occupancy and long-term investment success.

Strategically positioned with unparalleled access, the building sits perfectly between I-10 and the iconic Causeway Bridge, ensuring effortless commutes for tenants and clients from across the Greater New Orleans area. The innovative design features a raised first floor, providing the invaluable amenity of covered parking spaces – a significant competitive advantage in this thriving market.

Financial information available after executing non-disclosure agreement.



PROPERTY HIGHLIGHTS

- **Location:** Perfectly situated between I-10 and the Causeway Bridge
- **Size:** 11,600 SF, 3-story commercial office building
- **Parking:** 31 parking spaces (first floor raised)
- **Opportunity:** Ideal for both investors and strategic owner-users
- **Access:** Unparalleled accessibility for clients and employees

OFFERING SUMMARY

Sale Price:	Improved Price! \$1,850,000
Lot Size:	12,960 SF
Building Size:	11,612 SF



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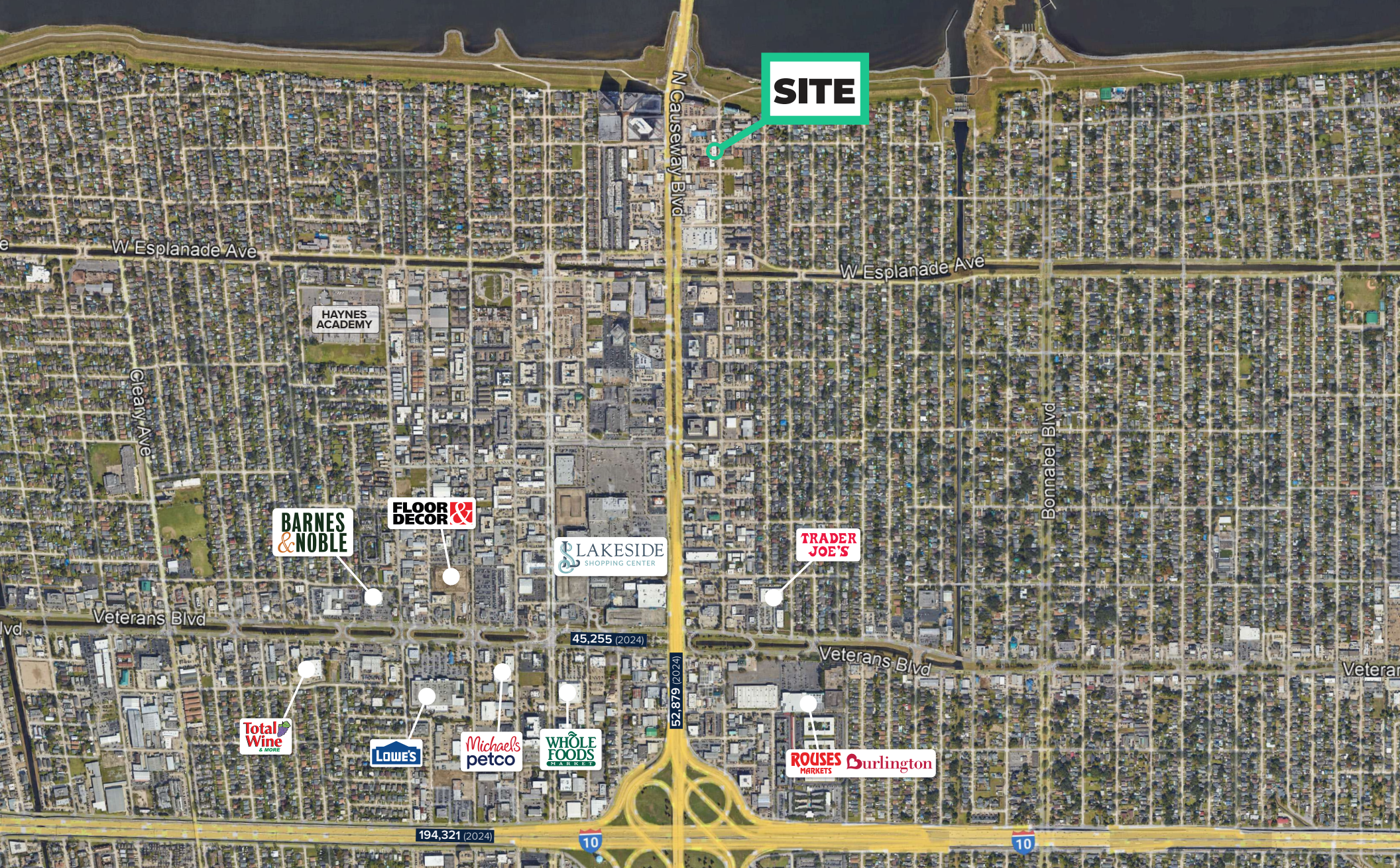
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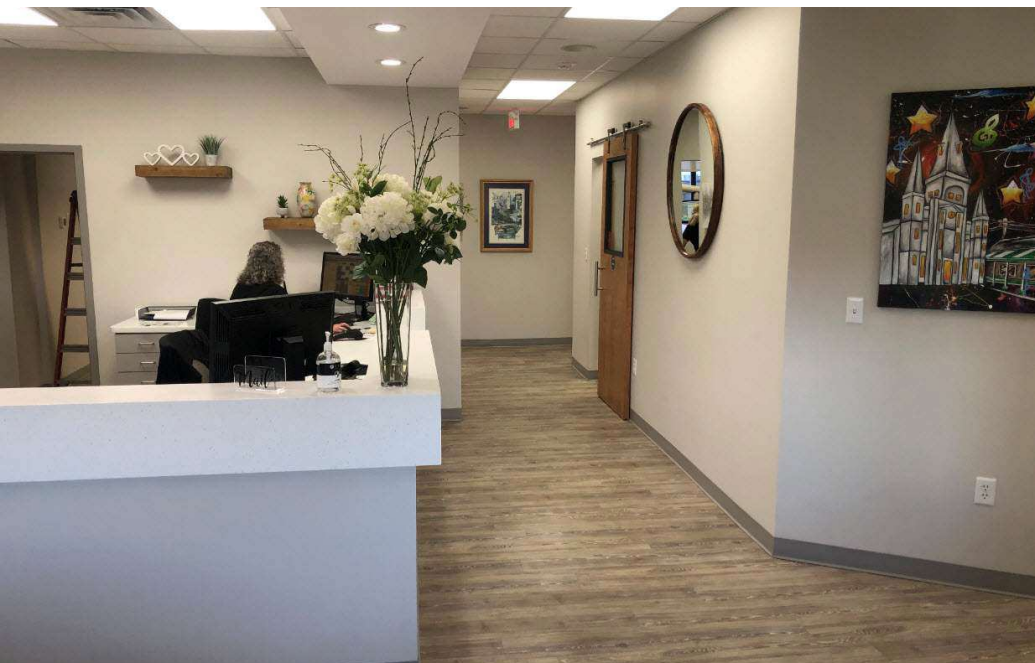
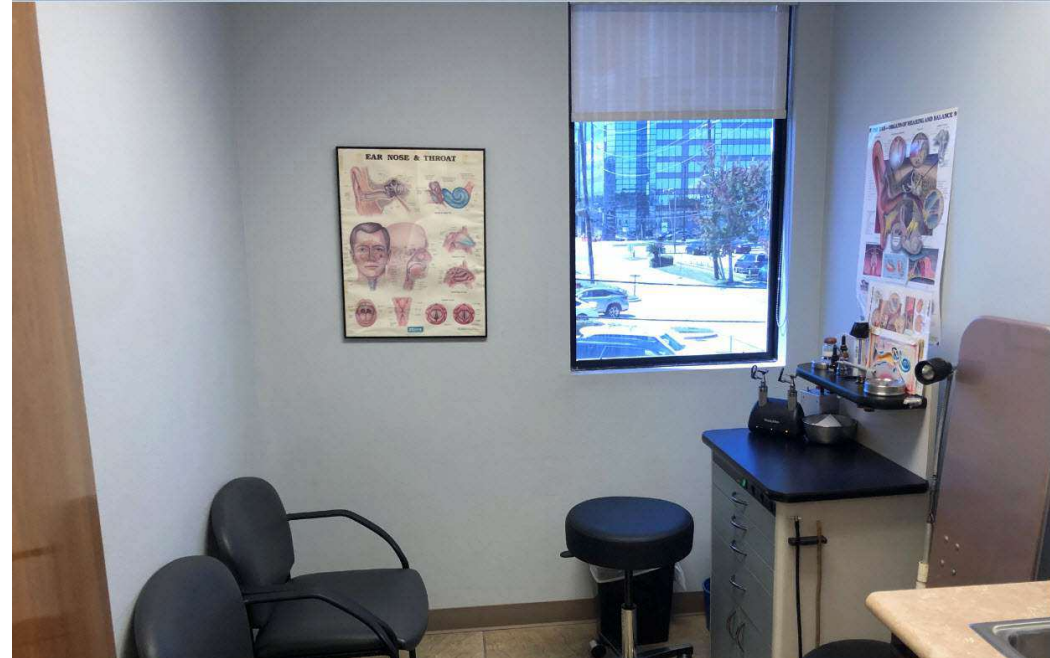
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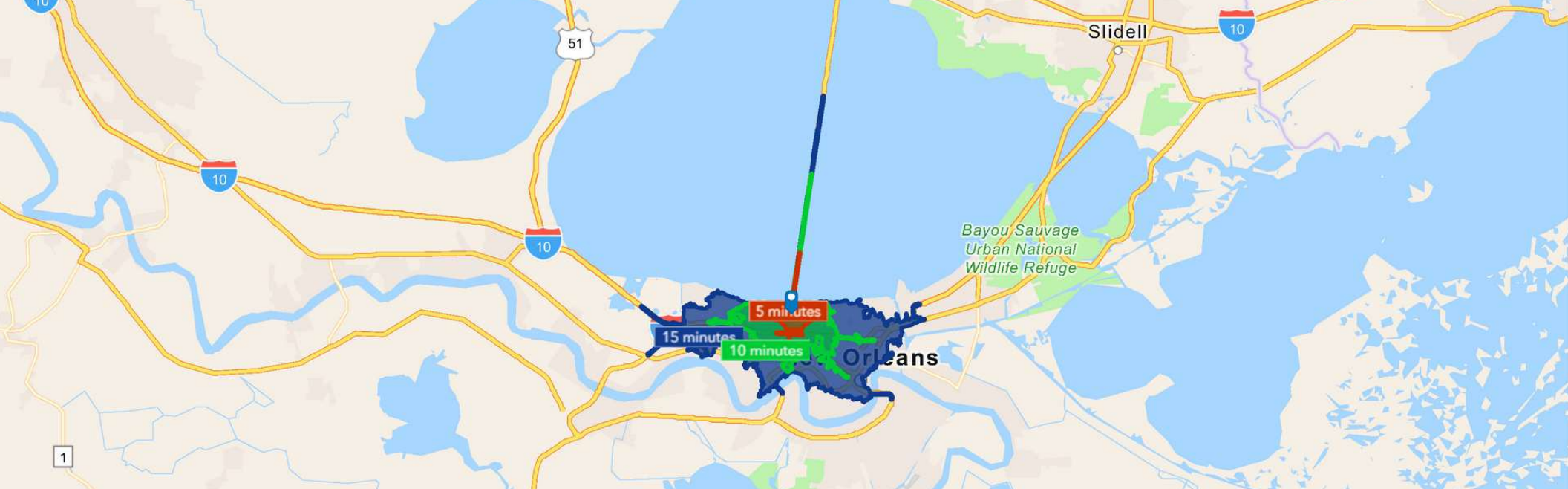
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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	16,161	119,922	355,655
DAYTIME POPULATION	24,397	127,928	406,162
TOTAL HOUSEHOLDS	7,123	54,551	162,076
MEDIAN HH INCOME	\$78,006	\$72,004	\$64,826
TOTAL BUSINESSES	2,140	8,583	23,438



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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.



AgencyForm Rev. 05/21

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



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