

MULTIFAMILY FOR SALE

METAIRIE RETAIL/MULTI-FAMILY PROPERTY

1002 N Arnoult Rd, Metairie, LA 70001



PROPERTY OVERVIEW

Owner-financing terms available on this retail/multifamily property in Metairie. Includes long-term grocery tenant in the 2250 SF first floor space and four 550-SF apartments on the second floor. Gross annual income of \$67,500 with net income of \$60,000. See attachment for terms of owner financing - 4.5% at 20-year amortization with 20% down. Apartments consist of (2) 1 bedroom and (2) 2 bedroom. Potential for increased rents. Tenants have been in place for several years.

PROPERTY HIGHLIGHTS

- 4,450 SF Standalone Retail/Multi-Family Building
- Long-Term Grocery Tenant in 2250 SF 1st Floor Space
- Four Apartments Upstairs, Leased for Several Years
- Owner Financing Available

SALE PRICE:	\$749,500
BUILDING SIZE:	4,500 SF
PRICE / SF:	\$166.56
NUMBER OF UNITS:	5
LOT SIZE:	0.12 Acres / 5227 SF
ZONING:	R-2
MARKET:	New Orleans Metro
SUBMARKET:	Metairie
BROCHURE DATE:	12/9/19

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

CORDELL EUSTIS GROUP
Brent Cordell
O: 985.727.7000
C: 985.373.6417
bcordell@kw.com

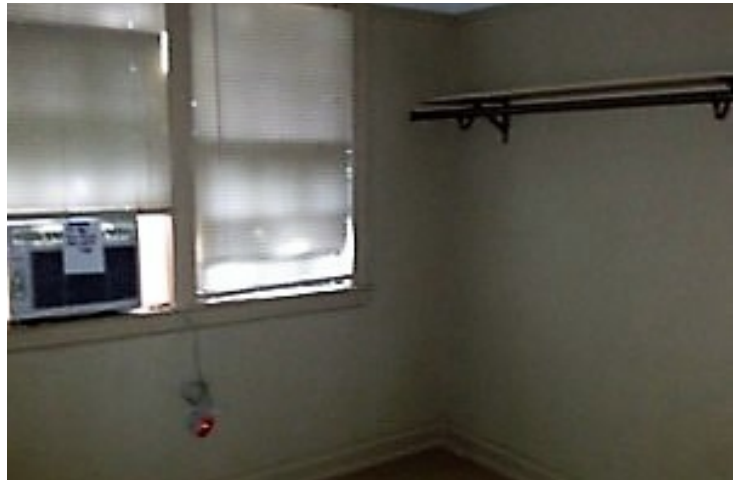
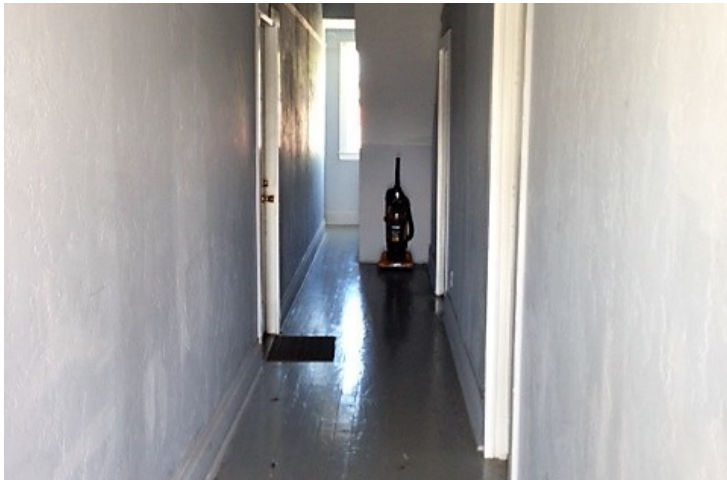
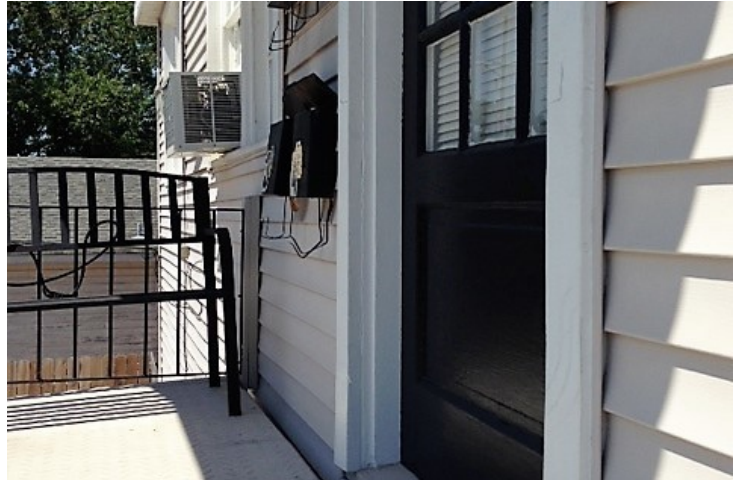
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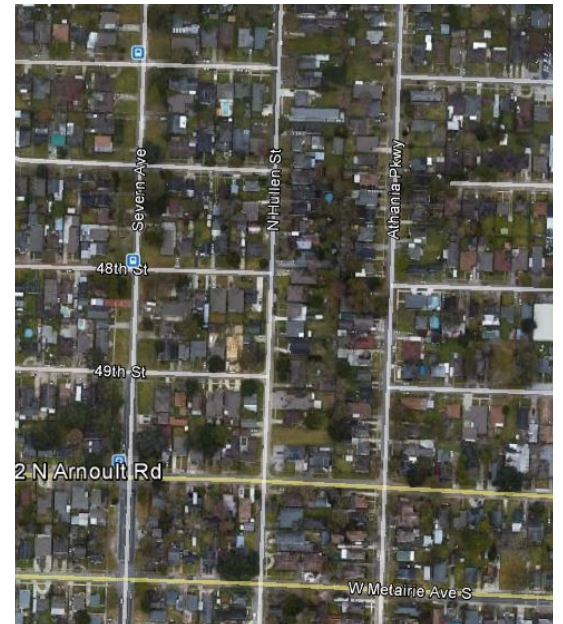
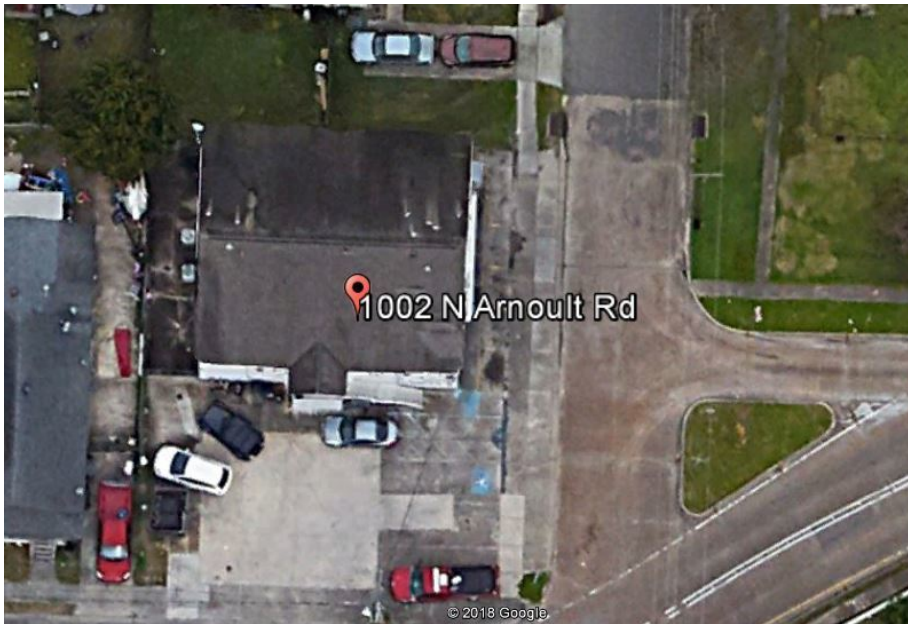
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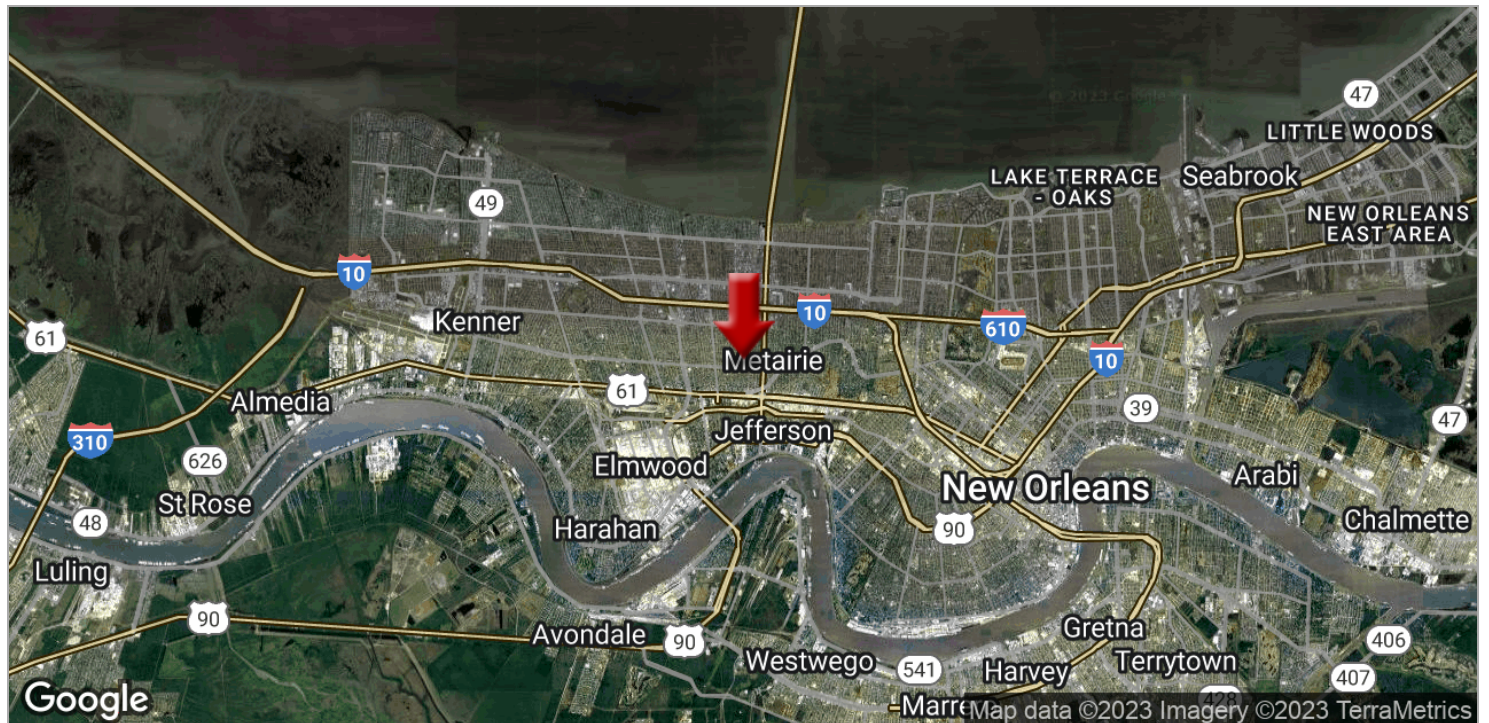
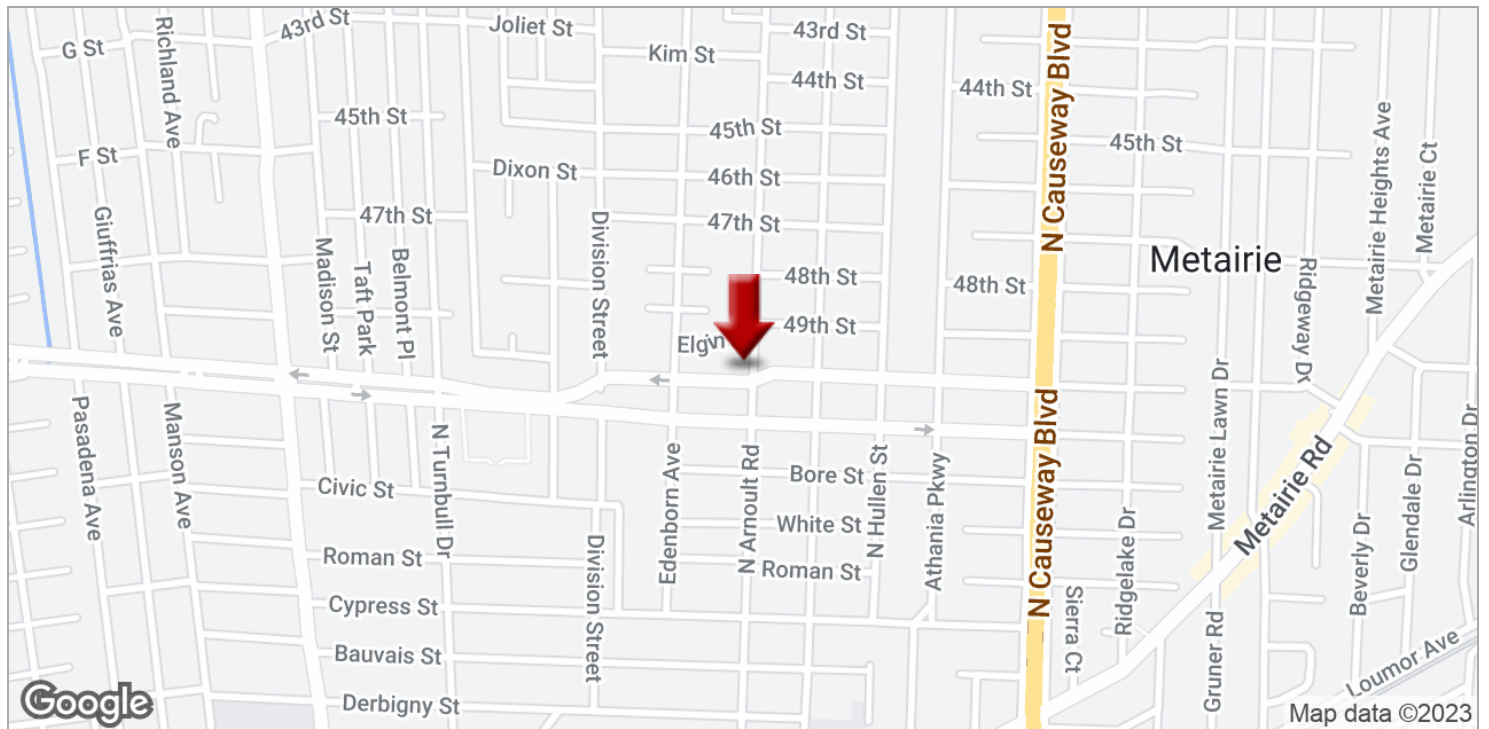
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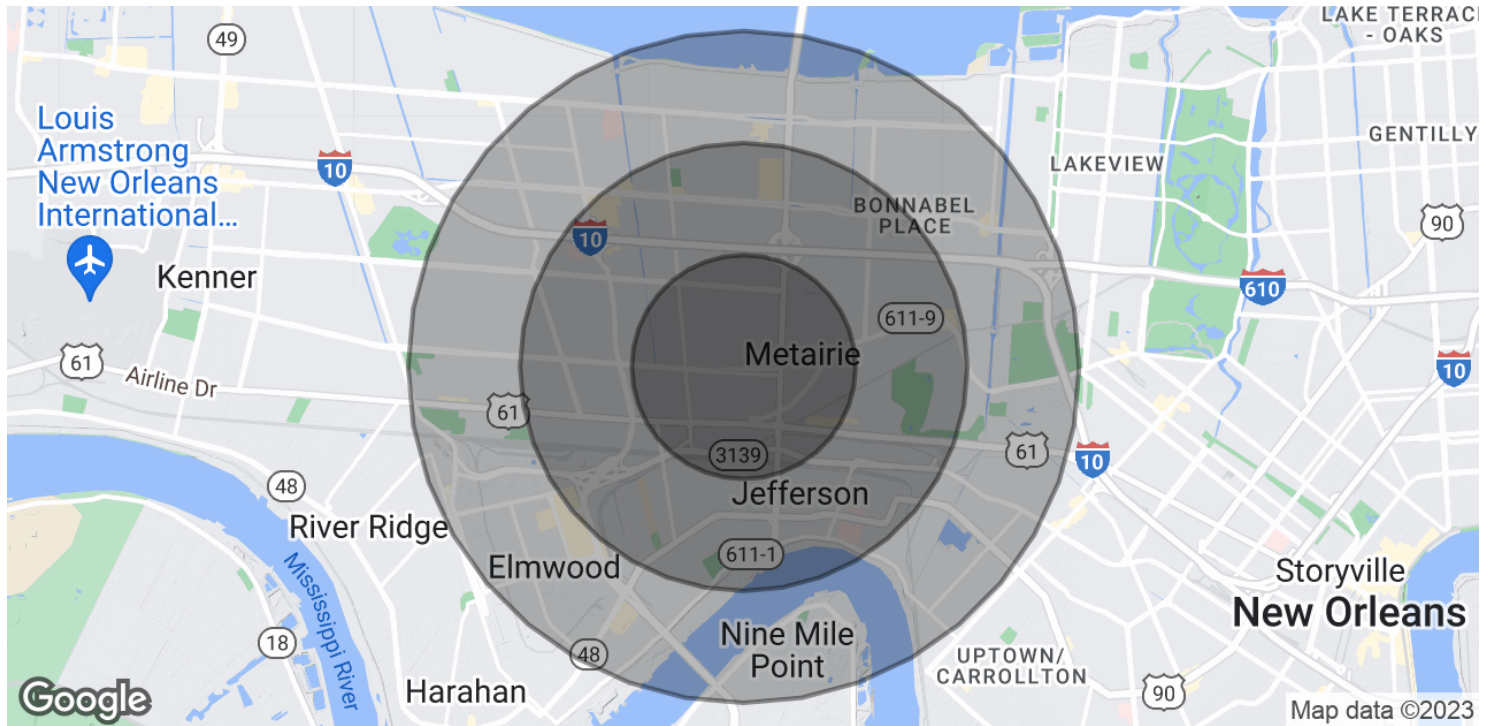
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	19,367	67,764	125,914
Average age	41.8	40.7	41.0
Average age (Male)	40.6	39.6	39.5
Average age (Female)	42.3	41.7	42.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,558	29,791	54,084
# of persons per HH	2.3	2.3	2.3
Average HH income	\$72,771	\$69,770	\$72,007
Average house value	\$338,823	\$307,679	\$287,409

* Demographic data derived from 2020 ACS - US Census

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