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GENTILLY NNN AND WASHATERIA | REAL ESTATE AND BUSINESS

4500 Old Gentilly Road, New Orleans, LA 70126



GENTILLY NNN AND WASHATERIA

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DESCRIPTION

Newly constructed and tenanted, 4500 Old Gentilly Road offers a NNN leased investment property along with a highly successful washateria business for sale. Currently the owner of the building operates the Landrumat Zone Washateria, which was established in 2017 and has proved highly successful. Metro PCS and PeeWee CrabCakes are on NNN leases. The property was developed in 2017, and is in close proximity to a number of national retailers and commercial establishments, including dollar stores, restaurants, retailers, hotels, etc. The property has unimpeded access to I-10 and I-610, and is within a 15 minute drive to nearly the entire New Orleans MSA (see drive time map). The Business requires virtually zero day-to-day management and is completely automated.

Business P&L statements, inventory list, etc. are available upon request. Ownership is willing to remain on site for several months to facilitate the transfer.

PeeWee:

- \$3,177/month NNN
- 2,007 sf
- Expires July. 2025
- 1x 5 year renewal

Metro PCS:

- \$977/month NNN
- 763 sf
- Expires Feb. 2022
- 1x3 year renewal

Laundromat:

- ~\$400k annual gross sales
- 3,050 SF
- Full inventory

LAND SIZE: 17,976 sf

BLDG SIZE: 5,831 sf

BUILDING PRICE: \$2,000,000

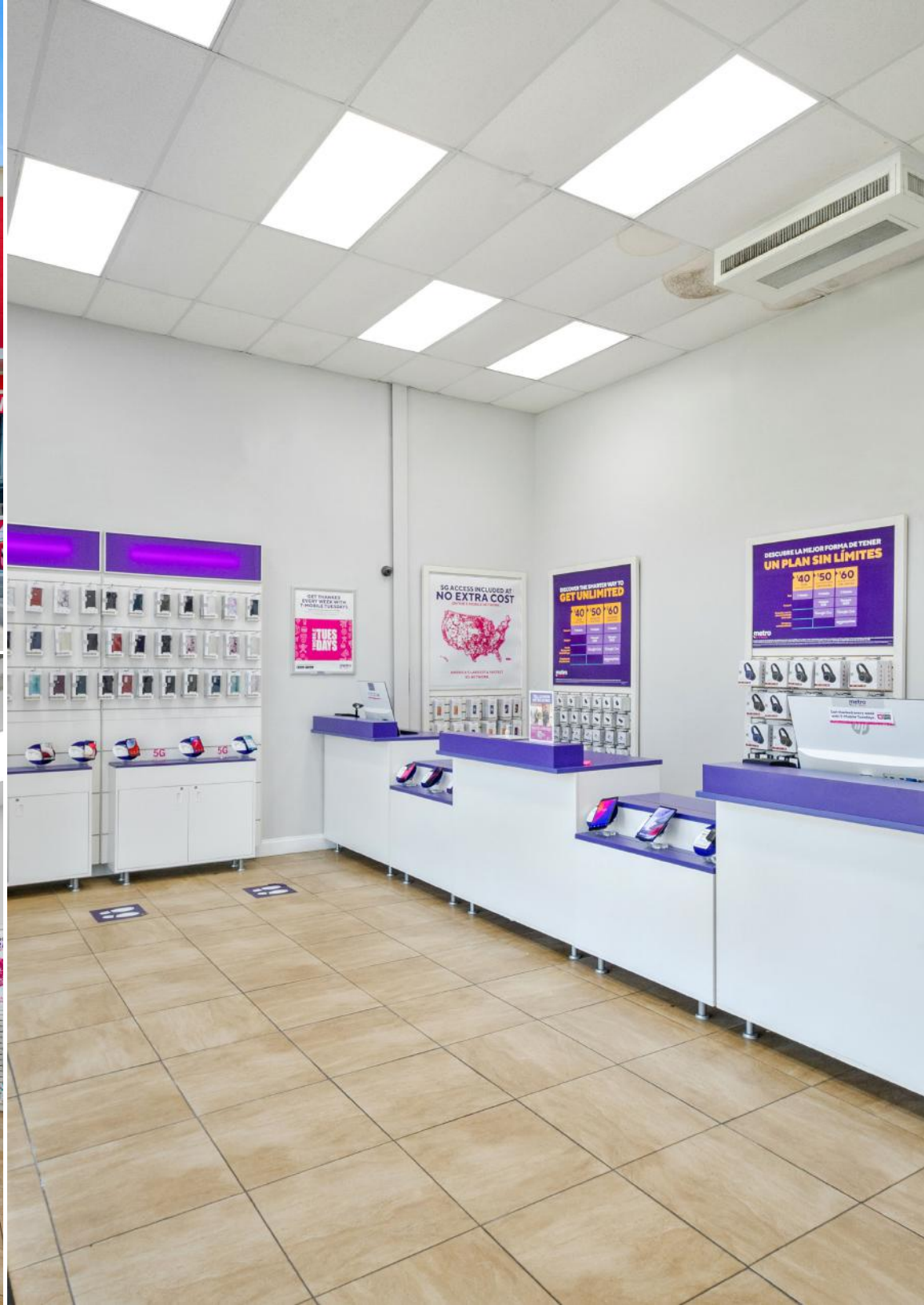
TOTAL NET INCOME: ~\$400,000

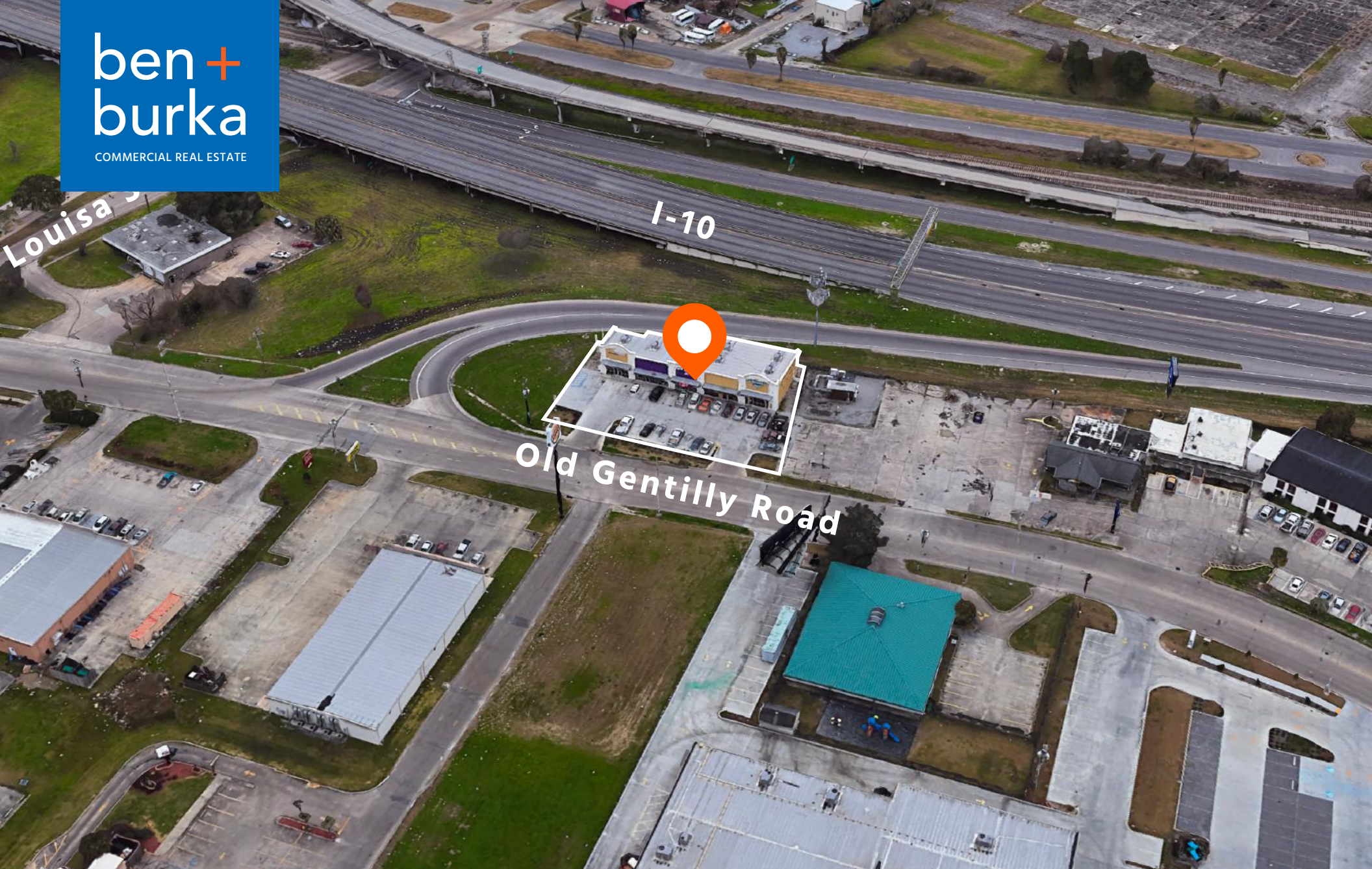
BUSINESS PRICE: \$1,200,000

ZONING: C-2

DEMOGRAPHICS

DEMOGRAPHICS	5 minutes	10 minutes	15 minutes
ESTIMATED POPULATION	38,200	183,172	406,585
AVERAGE HH INCOME	\$46,379	\$66,752	\$76,968





AERIAL VIEW



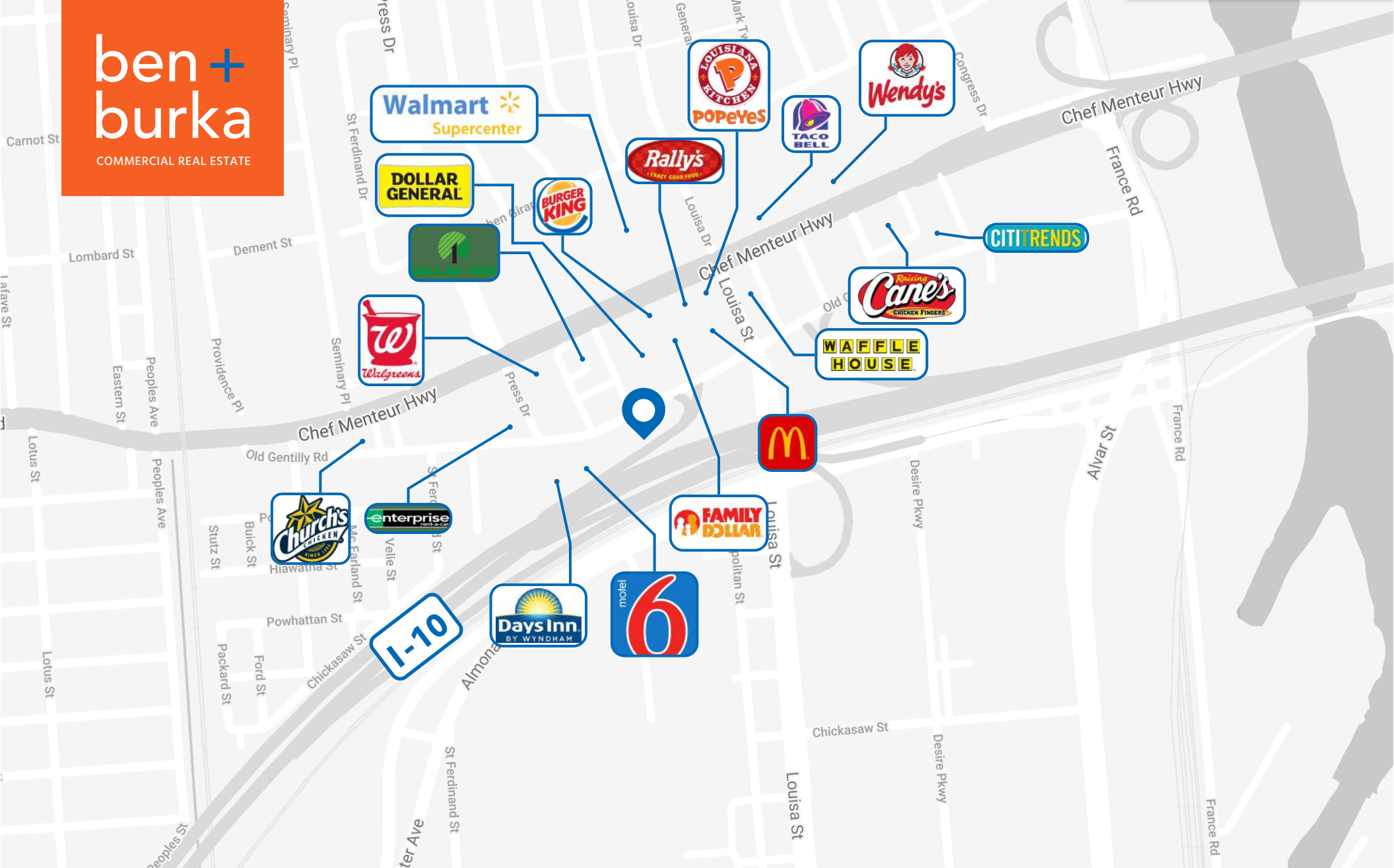
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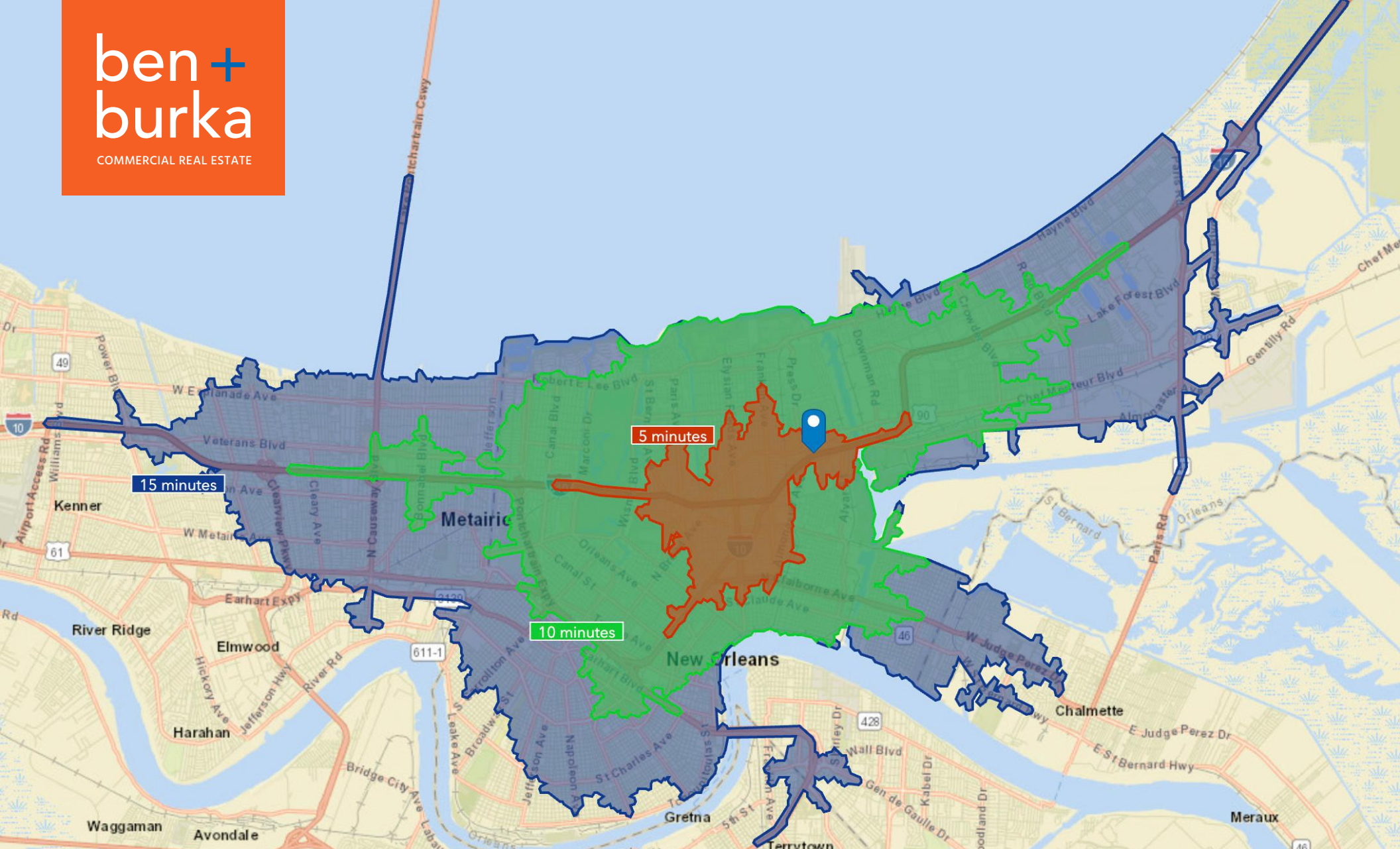


POINTS OF INTEREST MAP



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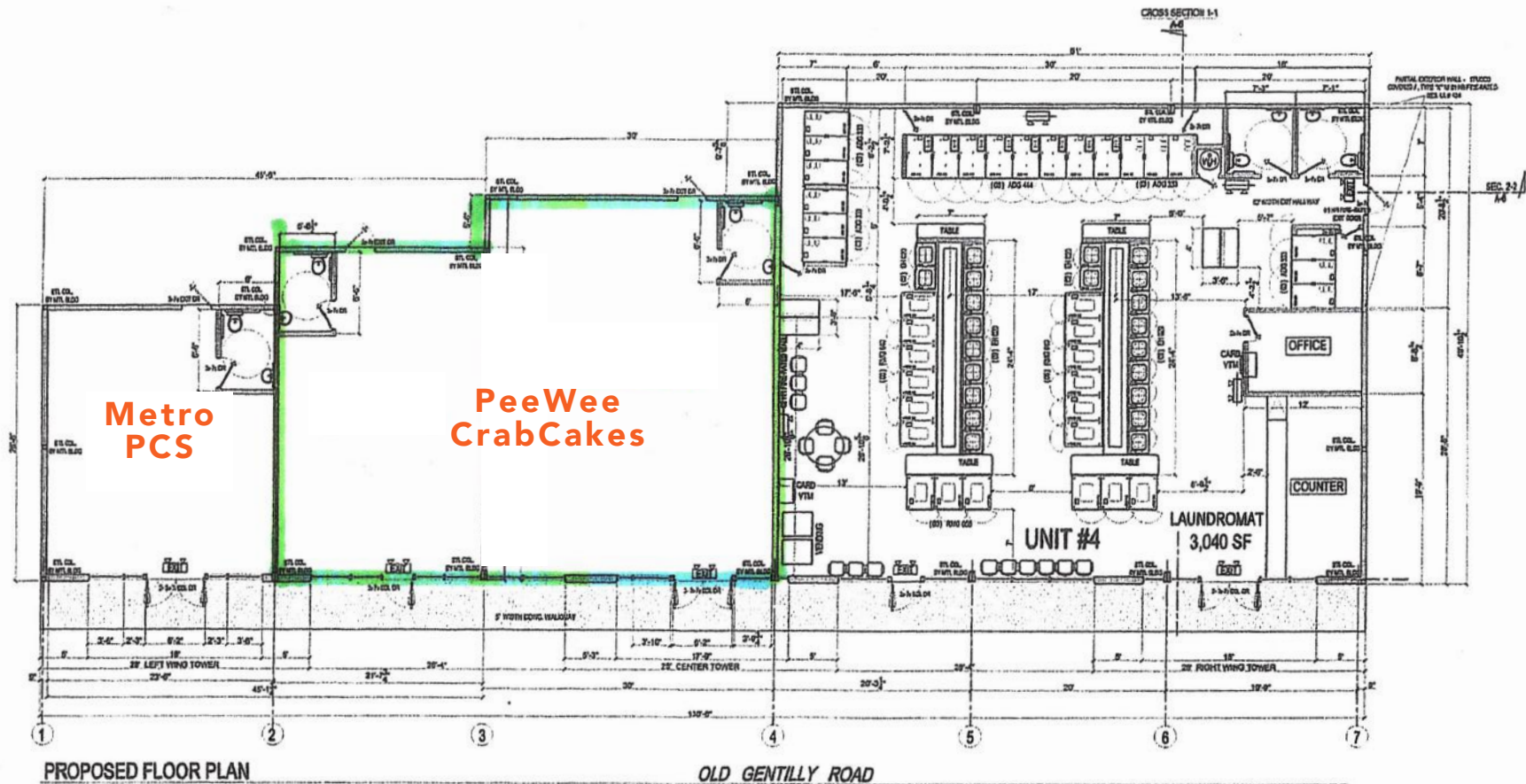




DRIVE TIME MAP

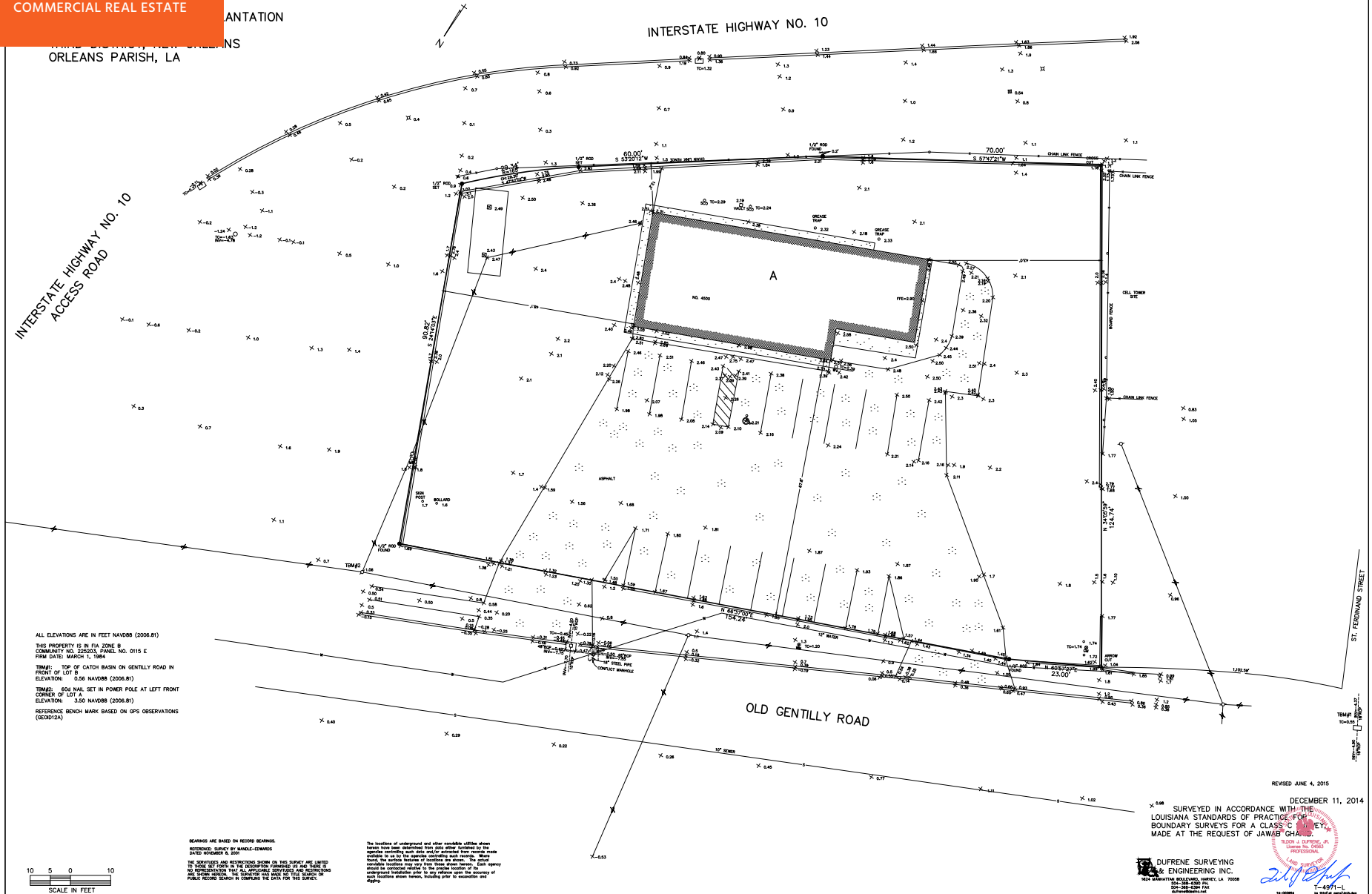


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* ALL EXTERIOR GLAZING ARE HURRICANE IMPACT RESISTANCE GLASS TYP.

FLOOR PLAN



For more information, please contact the Owner's exclusive representative:

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AGENT

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