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COMMERCIAL REAL ESTATE

+ 504.301.1002

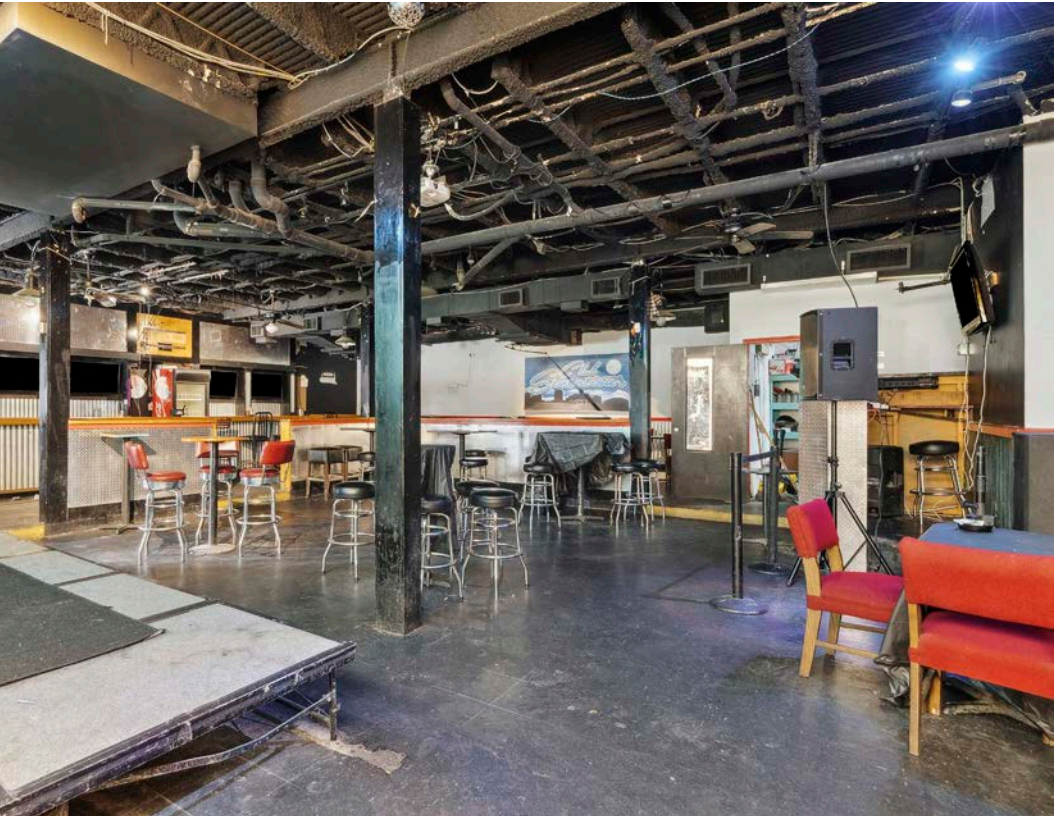




## METAIRIE COMMERCIAL: BAR/APARTMENTS

3408 28th Street, Metairie, LA 70002





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## DESCRIPTION

Available for sale, 3408 28th Street offers approximately 2,400 SF of fully built out turn-key bar space on the ground floor along with two 2-bedroom apartment units (in shell condition) on the second floor. The building features ample off street parking, signage, covered balconies, and comes fully equipped as a bar with the potential for income producing apartments or other use on the 2nd floor. The property is cinderblock, concrete, and steel construction and has a new roof. The site is zoned BC-2 which allows for a host of uses including retail, restaurant, office, multifamily, along with currently being grandfathered in as a bar with video poker.

The property is located near the Causeway / I-10 interchange in Metairie and is in close proximity to a number of local business, restaurants, and retailers, including the Comfort Inn at the Copeland Tower, Whole Foods Market, Outback Steakhouse, and all of the shopping and dining along Veterans Memorial Blvd and the Lakeside Shopping center.

**BLDG SIZE:** ±4,750 sf

**SALES PRICE:** \$565,000 (~\$119/SF)

**LAND SIZE:** 5,752 sf

**ZONING:** BC-2

## DEMOGRAPHICS

2024 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>POPULATION</b>	2,396	21,731	139,593
<b>AVERAGE HH INCOME</b>	\$79,766	\$87,042	\$108,253



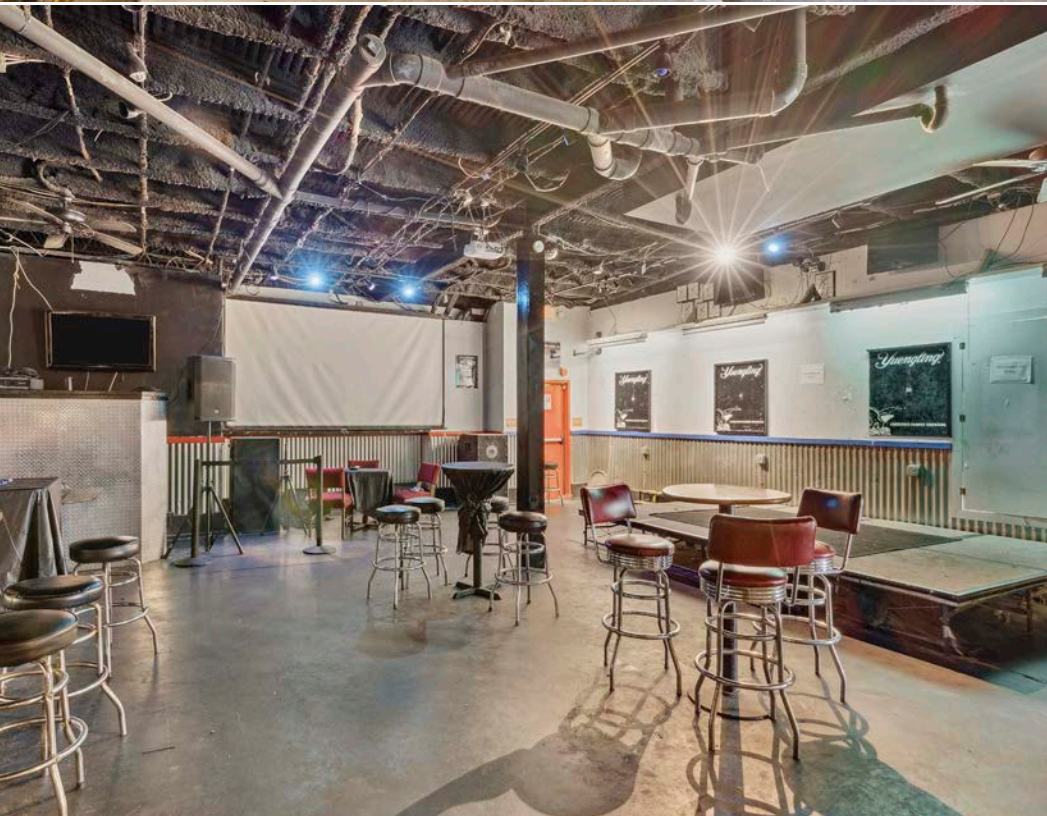


## AERIAL VIEW

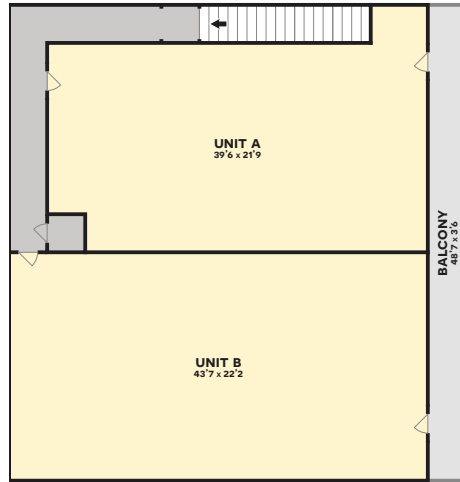
📍 3408 28th Street, Metairie, LA 70002



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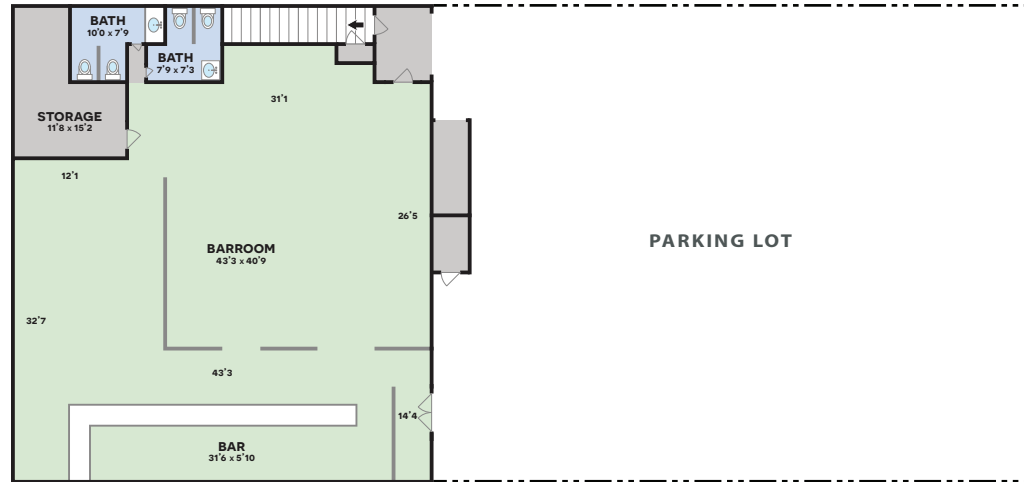






2ND FLOOR

Severn Ave (side)

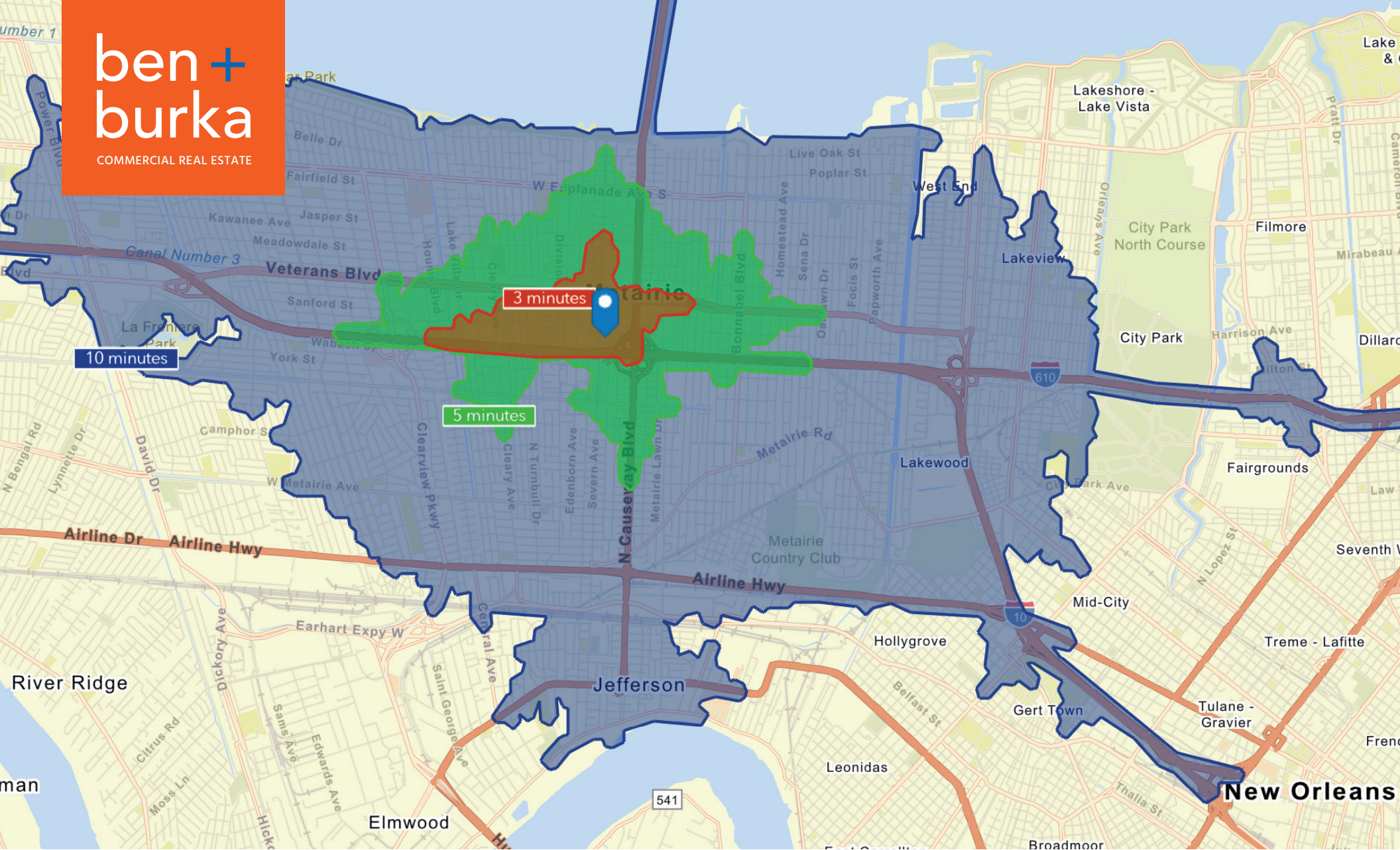


1ST FLOOR

28th Street

Floor Plan is Approximate

FLOOR PLAN



## DRIVE TIME MAP

📍 3408 28th Street, Metairie, LA 70002



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

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