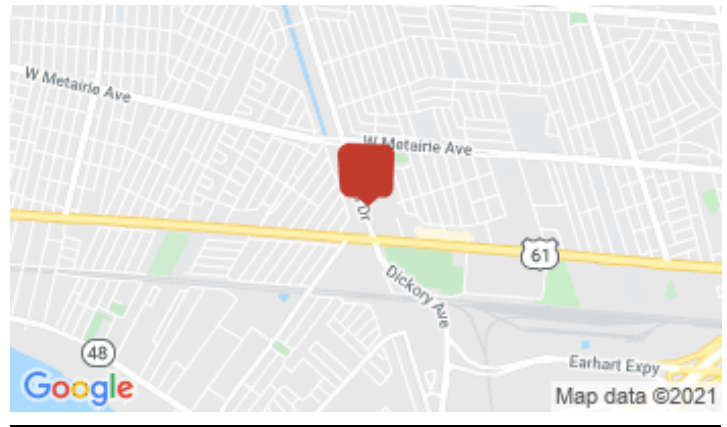


Veterinary Clinic- 313-315 David Drive

313-315 David Drive, Metairie, LA 70003



Listing ID:	30706939
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Free-Standing Building
Contiguous Space:	1,000 - 5,000 SF
Total Available:	5,000 SF
Gross Land Area:	27,000 SF
Lease Rate:	\$4.80 - 7.20 PSF (Annual)
Base Monthly Rent:	\$2,000 - 3,000
Lease Type:	NNN
Nearest MSA:	New Orleans-Metairie
County:	Jefferson
Ceiling:	8 ft.
Tax ID/APN:	30640
Zoning:	C-2, COMMERCIAL
Building/Unit Size (RSF):	5,000 SF
Property Visibility:	Excellent
Tenancy:	Multiple Tenants
Year Built:	2000



Overview/Comments

Site of free-standing former veterinary clinic situated on two (2) neighboring lots. Property is composed of a $\pm 4,000$ SF fully equipped veterinary clinic that is set up to additionally support dog grooming and boarding, a doggy daycare, and/or an animal shelter. Property also includes an additional $\pm 1,000$ SF building that was previously set up as an apartment but needs major renovations. A fenced backyard connects the two buildings. Plenty of space for parking. Brand new roof on veterinary clinic. Building comes with all veterinary equipment included. Perfect opportunity for any vet looking to move, expand, or start their own practice. Lease rate is \$2,000/month for the 1st year, escalating to \$2,500/month for the 2nd year, and to \$3,000/month for the third year. Also available for sale.

More Information Online

<https://latterblum.catylist.com//listing/30706939>

QR Code

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