

Multi-Tenant Office Investment Property

1506 Williams Blvd, Kenner, LA 70062



Listing ID:	30646318
Status:	Active
Property Type:	Office For Sale
Office Type:	Office Building
Gross Land Area:	0.45 SF
Sale Price:	\$850,000
Unit Price:	\$151.30 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	New Orleans-Metairie
County:	Jefferson
Tax ID/APN:	920003307
Zoning:	C-1
Property Use Type:	Net Leased Investment (NNN), Investment
Class of Space:	Class B
Gross Building Area:	5,618 SF
Building/Unit Size (RSF):	5,618 SF
Cap Rate:	8.47%
Property Visibility:	Excellent
Parking Type:	Surface



Overview/Comments

NNN leased investment property on Williams Blvd., in Kenner, Louisiana with minimal landlord responsibilities. The multi-tenant office building is 5,618 square feet and situated on 0.45 acres. Thirty-two (32) on-site parking spaces are included in the sale. Renovated in 2013, this office investment is in excellent condition.

The property is currently 100% leased to an engineering firm and law firm. The tenants have four years remaining on a seven-year lease with an NOI of \$72,000/year.

Kenner is the seventh-largest city in Louisiana. It is the largest city in Jefferson Parish and the largest incorporated suburban city of New Orleans. Kenner is located on the west side of the New Orleans-Metairie-Kenner metro area, in Jefferson Parish. Its boundaries are Lake Pontchartrain to the north, the Mississippi River to the south, the unincorporated areas of Metairie and River Ridge to the east, and St. Charles Parish to the west.

The New Orleans MSA, with an estimated 586,200 nonfarm workers, is the largest MSA in the state. Situated in the "toe of the boot" near the mouth of the Mississippi, the MSA's system of ports ranks among the largest in the world in terms of tonnage moved. It houses a huge medical complex for veterans and non-veterans, and it is the home to several universities—the largest being the University of New Orleans and Tulane University. New Orleans proper is a tourism magnet, in some cases attracting tourists to the unique ...

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