



## 4713 Utica Street

Metairie, Louisiana 70006

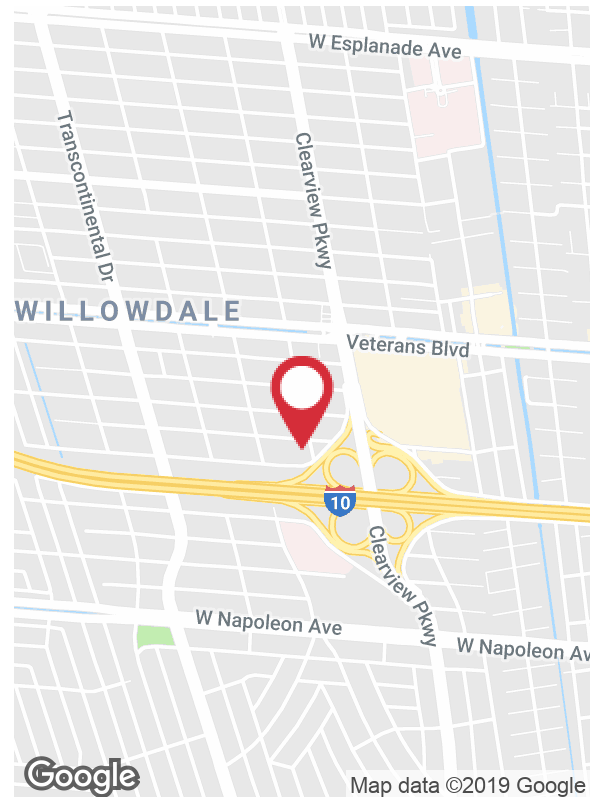
### Property Highlights

- 4,000 SF, 2 story office building
- Front enclosed parking for 12+ vehicles
- Renovated in 2016
- Located in the heart of Metairie; great visibility from I-10 and Utica St
- Easily accessed from Clearview Parkway
- Large 50' x 157' lot
- Owner is currently doing interior and exterior renovations and resurfacing entire parking lot
- 1st floor is currently being rented month to month (1,000 FT)
- For Sale or Lease

### Pricing

Sale Price: \$599,000

Lease Rate: \$4,000 per month (NNN)



For more information

**Skip Weber, CCIM**

O: 504 887 3929 | C: 504 884 1972  
sweber@latterblum.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

430 Notre Dame Street  
New Orleans, LA 70130  
504 525 1311 tel  
**latterblum.com**

For Sale or Lease

# Office Building

4,400 SF | \$599,000



Imagery © 2019, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



For Sale or Lease

# Office Building

4,400 SF | \$599,000

