



TURN-KEY AUTOMOTIVE SHOP (OFFICE/WAREHOUSE) NEAR I-10

3212 26TH ST METAIRIE, LA 70002



FOR SALE OR LEASE

SALE PRICE: \$950,000 LEASE RATE: \$8,500/MO
±5,000 SF | GROSS LEASE

- Three ±14' overhead doors and two 2-post lifts
- Available equipment can remain/be removed
- Seconds from I-10, Veterans Blvd, and N Causeway Blvd
- Zoned BC2 Business Core District

CONTACT:

BRADY BECKER **ADRIEN FOLEY**
985.703.1140 504.352.3783

800.895.9329 | <https://elifinrealty.com> | May 2026
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now for sale and lease, 3212 26th St offers a ±5,000 SF turn-key automotive shop.
- The property features three ±14' overhead doors and includes two 2-post lifts, if wanted. Other available equipment can remain with the property or be removed.
- Located seconds from I-10, Veterans Blvd, and N Causeway Blvd, the property benefits from excellent accessibility within a strong commercial corridor.
- Zoned BC2 Business Core District.
- Gross lease type.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	3212 26th St
City, State, Zip	Metairie, LA 70002
County	Jefferson Parish
Market	LA - New Orleans MSA
Side Of The Street	South
Road Type	Paved
Nearest Highway	I-10
Nearest Airport	Louis Armstrong (MSY)

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Vehicle Related
Zoning	BC2 Business Core District
APN #	0820008286
Lot Frontage	±54 ft
Lot Depth	±120 ft

BUILDING INFORMATION

Building Size	±5,000 SF
Tenancy	Single
Parking Type	Surface
Number Of Overhead Doors	3

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OFFICE PHOTOS



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WAREHOUSE PHOTOS



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EXTERIOR PHOTOS



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AERIAL PHOTOS



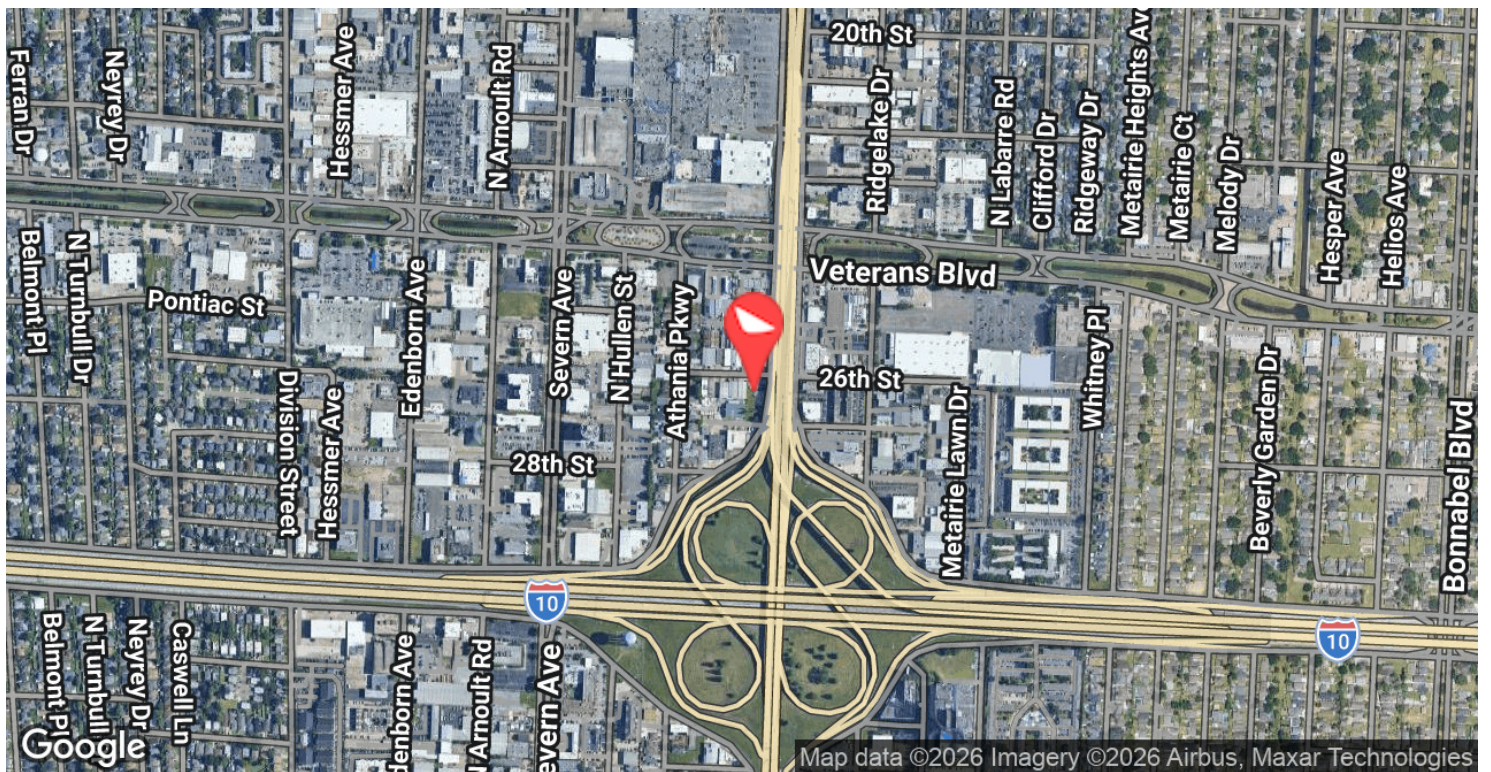
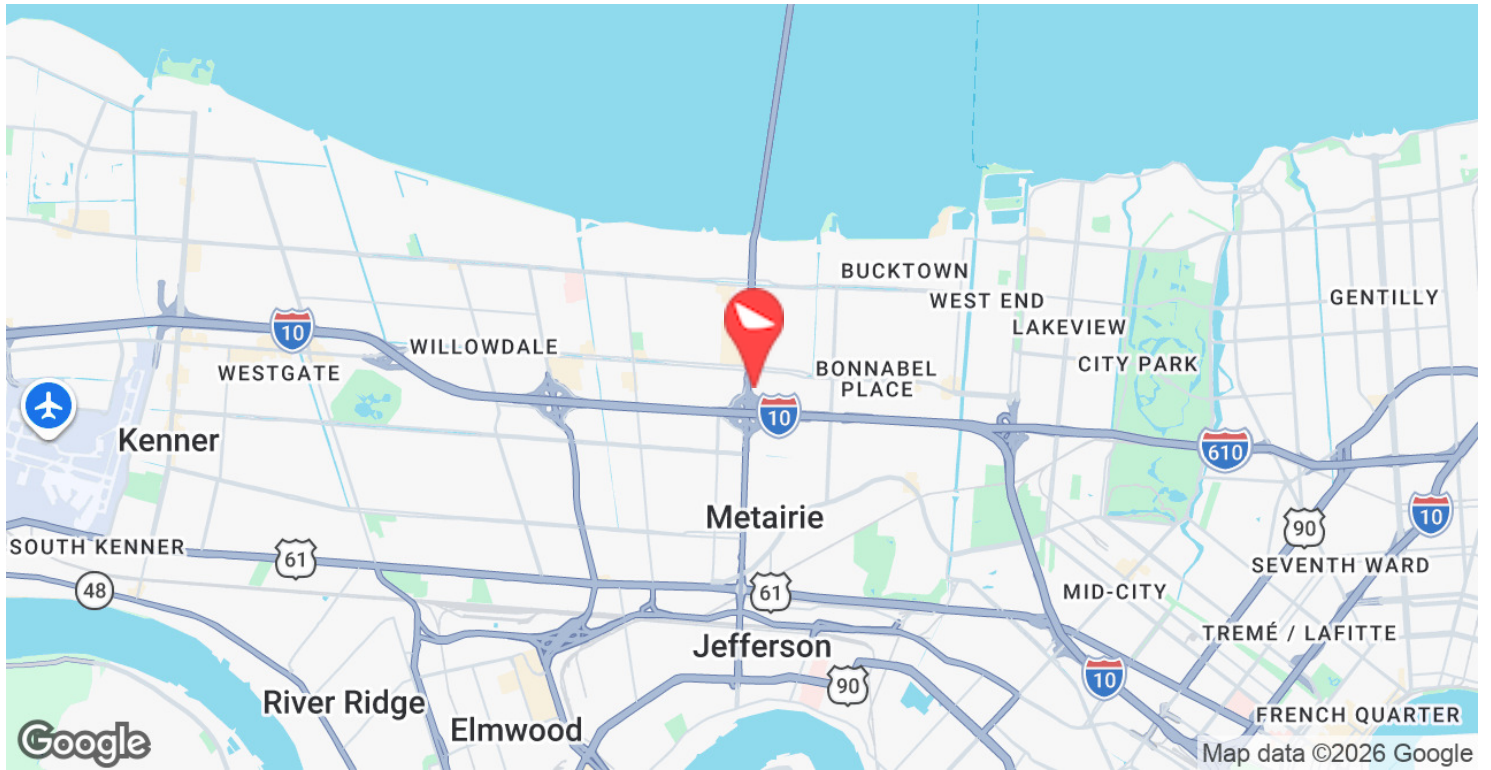
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LOCATION MAPS



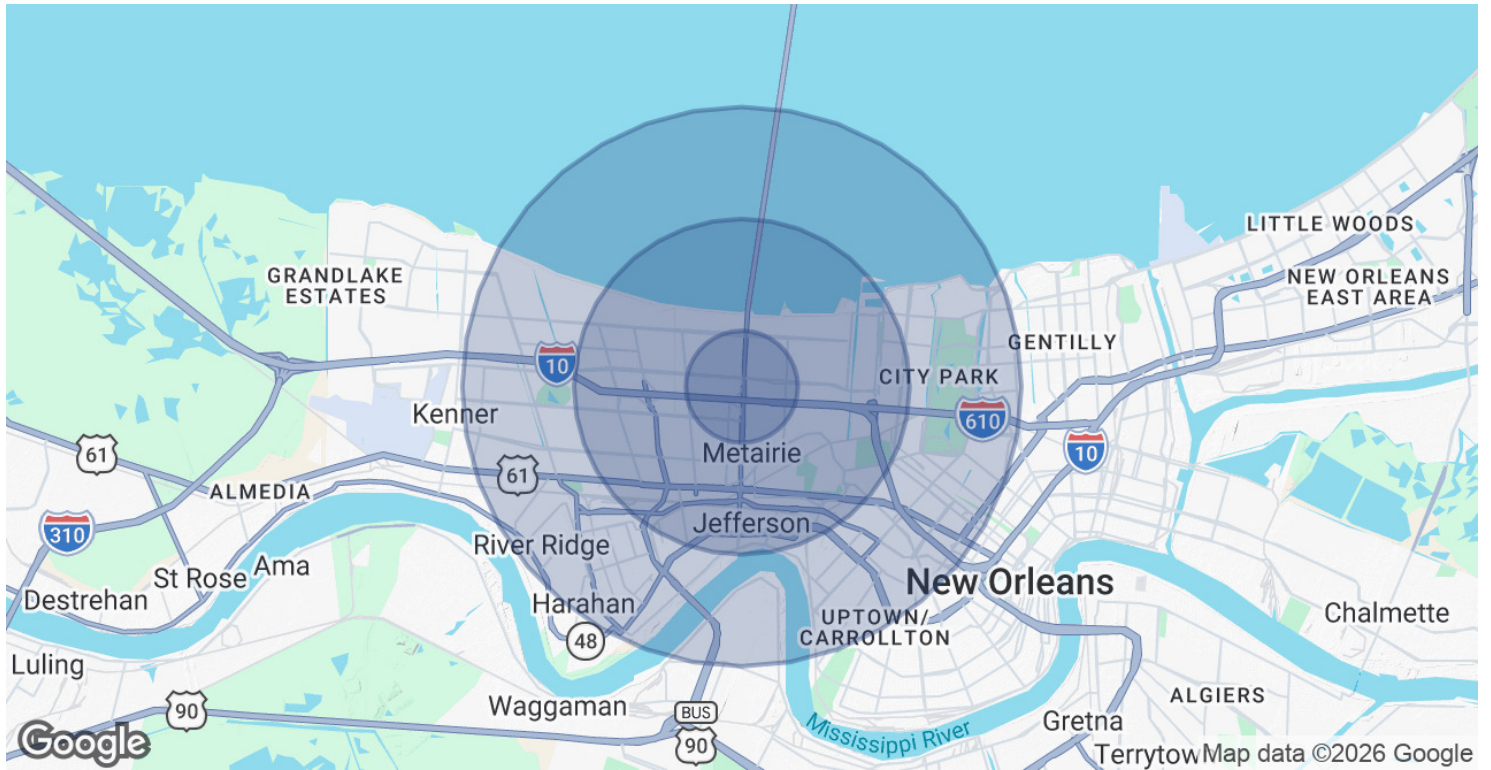
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	22,450	125,202	248,695
Average Age	40	42	42
Average Age (Male)	39	41	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	10,793	56,312	109,297
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$88,787	\$102,201	\$100,856
Average House Value	\$348,962	\$401,653	\$386,669

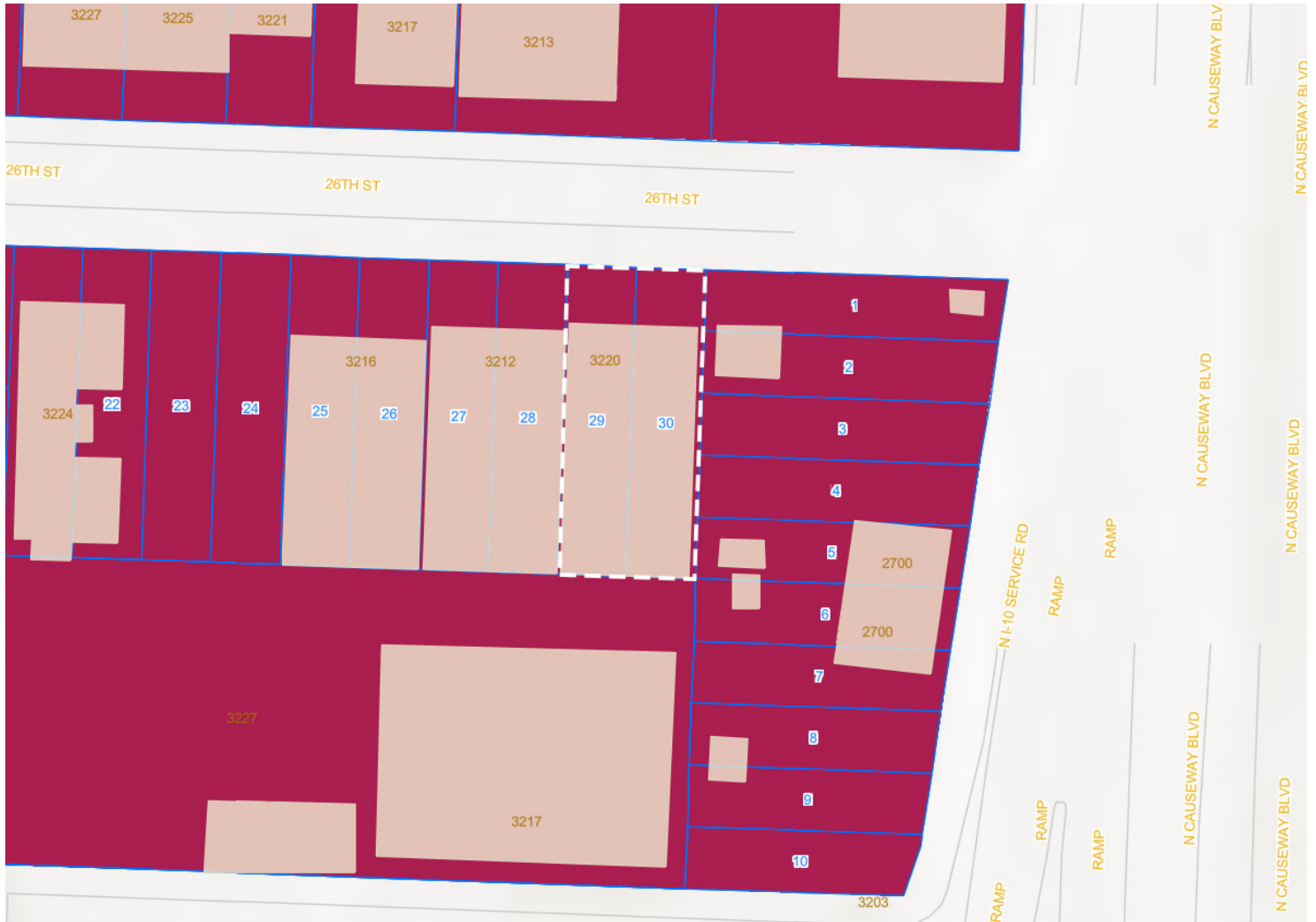
2020 American Community Survey (ACS)

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ZONING MAP



BC2 BUSINESS CORE DISTRICT

Source: The municipality in which the property is located

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