

COMMERCIAL BUILDING FOR SALE

4243 CANAL ST, NEW ORLEANS, LA 70119



THE
PICOLO
— Group —

4243 CANAL ST
NEW ORLEANS, LA 70119

COMMERCIAL
BUILDING FOR SALE

LISTING AGENT

BRITTANY PICOLO-RAMOS



504-300-5179

BRITTANYPICOLORAMOS@GMAIL.COM

THEPICOLOGROUP.COM

KW NEW ORLEANS
KELLERWILLIAMS REALTY

18601 LEAKE AVE NEW
ORLEANS, LA 70118
504-862-0100





PROPERTY SUMMARY

ADDRESS - 4243 CANAL STREET, NEW ORLEANS, LA 70119

PROPERTY TYPE - COMMERCIAL, AUTO REPAIR

ZONING - HU-MU HISTORIC URBAN NEIGHBORHOOD MIXED-USE DISTRICT,
MID-CITY HISTORIC DISTRICT

LOT SIZE - 57x120x100

TOTAL SQUARE FOOTAGE - 4,906 SQFT

OFFICE SPACE - 1,945 SQFT, TWO LEVELS

WORK AREA AND STORAGE - 2,960 SQFT

BAY DOORS - 6

PARKING - 8 SPACES

PROPERTY SUMMARY



DESCRIPTION - PRIME CANAL STREET COMMERCIAL OPPORTUNITY - INCOME-PRODUCING AUTOMOTIVE PROPERTY POSITION YOUR BUSINESS OR INVESTMENT PORTFOLIO FOR SUCCESS IN ONE OF NEW ORLEANS' MOST VISIBLE AND HIGH-TRAFFIC CORRIDORS. LOCATED ON HISTORIC CANAL STREET, THIS WELL-POSITIONED COMMERCIAL PROPERTY PRESENTS A RARE OPPORTUNITY FOR AUTOMOTIVE OPERATORS, OWNER-USERS, OR INVESTORS SEEKING STRONG STREET PRESENCE AND LONG-TERM UPSIDE. THE PROPERTY OFFERS APPROXIMATELY 4,906 SQUARE FEET TOTAL, INCLUDING 1,945 SQUARE FEET OF OFFICE AND RETAIL SPACE ACROSS TWO LEVELS, GREAT FOR CUSTOMER RECEPTION, ADMINISTRATIVE OFFICES, OR SHOWROOM USE. THE 2,960 SQUARE FEET OF WAREHOUSE & WORK AREA AND STORAGE IS HIGHLY FUNCTIONAL AND EQUIPPED WITH SIX BAY DOORS, ALLOWING FOR EFFICIENT VEHICLE ACCESS AND WORKFLOW. THE SITE ALSO INCLUDES 8 DEDICATED ON-SITE PARKING SPACES, A VALUABLE ASSET IN THIS CORRIDOR. WITH EXCELLENT VISIBILITY, STRONG TRAFFIC COUNTS, AND A LAYOUT WELL-SUITED FOR A WIDE RANGE OF AUTOMOTIVE OR SERVICE-ORIENTED USES, THIS PROPERTY OFFERS BOTH IMMEDIATE INCOME AND FUTURE FLEXIBILITY. DON'T MISS THIS RARE OPPORTUNITY TO OWN A PROMINENT, INCOME-PRODUCING COMMERCIAL ASSET ON CANAL STREET.

PROPERTY SUMMARY



FEATURES

- SIX BAY DOORS IN THE EXPANSIVE WORK AREA FACILITATE EFFICIENT VEHICLE SERVICING AND MAINTENANCE.
- AMPLE OFFICE SPACE AVAILABLE UPSTAIRS AND DOWNSTAIRS, PROVIDING DEDICATED AREAS FOR ADMINISTRATIVE TASKS, CUSTOMER SERVICE, AND EMPLOYEE FACILITIES.
- EIGHT CONVENIENT PARKING SPACES DIRECTLY OUTSIDE THE RETAIL SPACE ENSURE EASY ACCESS FOR BOTH STAFF AND CUSTOMERS.
- THE PROPERTY IS ZONED FOR COMMERCIAL USE, OFFERING FLEXIBILITY FOR VARIOUS AUTOMOTIVE-RELATED BUSINESSES.

LOCATION - CANAL STREET IS A WELL-KNOWN AND BUSTLING THOROUGHFARE IN NEW ORLEANS, PROVIDING HIGH VISIBILITY AND ACCESSIBILITY. THE PROPERTY'S CENTRAL LOCATION OFFERS PROXIMITY TO RESIDENTIAL NEIGHBORHOODS, BUSINESSES, AND MAJOR TRANSPORTATION ROUTES.

FINANCIAL OVERVIEW



CURRENT PERFORMANCE (2025 ACTUALS)

- TOTAL INCOME - \$102,000
- TOTAL OPERATING EXPENSES - \$9,744
- NET OPERATING INCOME (NOI) - \$92,256
- CAP RATE - 5.78%

PROJECTED PERFORMANCE (POST RENT INCREASE)

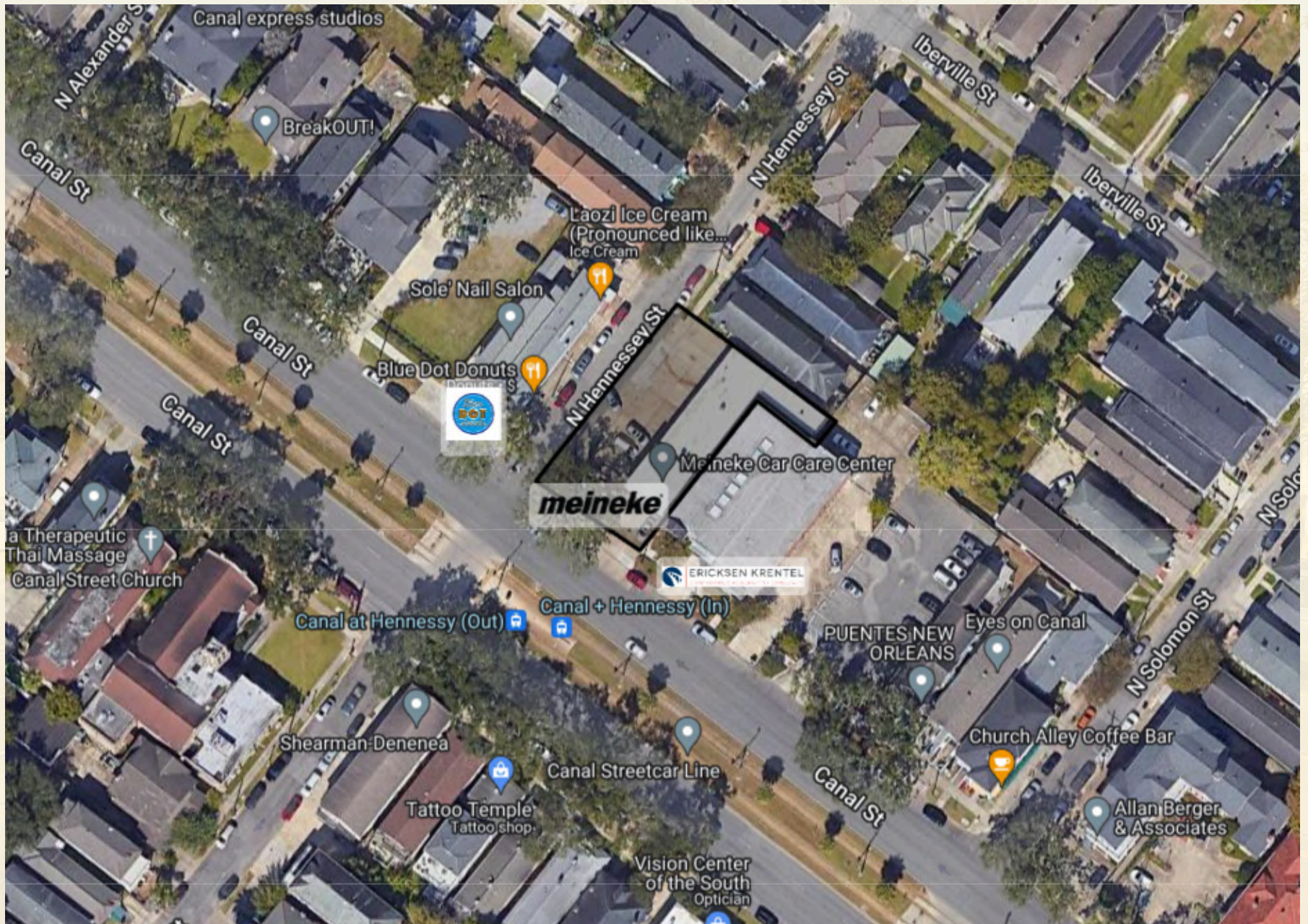
- NEW MONTHLY RENT - \$9,350
- PROJECTED ANNUAL INCOME - \$112,200
- ESTIMATED OPERATING EXPENSES - \$9,744
- PROJECTED NOI - \$102,456
- PROJECTED CAP RATE - 7.03%

THE PROPERTY IS CURRENTLY OPERATING AT A 5.78% CAP RATE WITH A NET OPERATING INCOME OF \$92,256. A SCHEDULED RENT INCREASE, EFFECTIVE JULY 1, WILL RAISE THE MONTHLY RENT TO \$9,350, INCREASING ANNUAL INCOME TO APPROXIMATELY \$112,200 AND IMPROVING THE PROJECTED NOI TO \$102,456. THIS ADJUSTMENT BRINGS THE PROJECTED CAP RATE TO APPROXIMATELY 7.03%, OFFERING A CLEAR PATH TO INCREASED RETURNS.

THE ASSET PROVIDES A STABLE, LONG-TERM INCOME STREAM WITH AN EXISTING LEASE IN PLACE THROUGH MID-2031. WITH THE TENANT RESPONSIBLE FOR THE MAJORITY OF EXPENSES, THE PROPERTY OPERATES WITH MINIMAL OVERHEAD, MAKING IT ATTRACTIVE TO BOTH END-USER INVESTORS AND THOSE SEEKING PASSIVE INCOME. ADDITIONAL UPSIDE EXISTS THROUGH POTENTIAL SELF-MANAGEMENT, WHICH COULD FURTHER ENHANCE OVERALL YIELD.

FLOOR PLAN





PHOTOS



PHOTOS





4243 CANAL ST, NEW ORLEANS, LA 70119

EXCLUSIVELY LISTED BY

BRITTANY PICOLO-RAMOS

504-300-5179

BRITTANYPICOLORAMOS@GMAIL.COM

THEPICOLOGROUP.COM



THE

PICOLO

— Group —