



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002

ben +
burka

COMMERCIAL REAL ESTATE



ST. CLAUDE C-STORE / HEALTHCARE INVESTMENT

3200-3218 St. Claude Avenue, New Orleans, LA 70117



ST. CLAUDE C-STORE / HEALTHCARE INVESTMENT

3200-3218 St. Claude Avenue, New Orleans, LA 70117

DESCRIPTION

3200-3218 St. Claude Avenue sits on the corner of St. Claude Avenue and Louisa Street, and consists of two income producing properties separated by a parking area for 18+ cars.

The corner property consists of a deli and a corner/convenience store with full alcohol sales (both master leased to a single tenant on a NNN basis). The Urgent Care tenant leases the entire building at 3218 St. Claude, where Landlord is responsible for taxes and insurance.



Wagner's:

- \$13,000/month
- ~4,200 sf
- Expires Jan 2025
- No LL responsibilities

Urgent Care:

- \$3,500/month
- ~2,100sf
- Expires Dec. 2025
- Recent extension

NOI: \$180,000

CAP: 9.00%

LAND SIZE: 19,862 sf

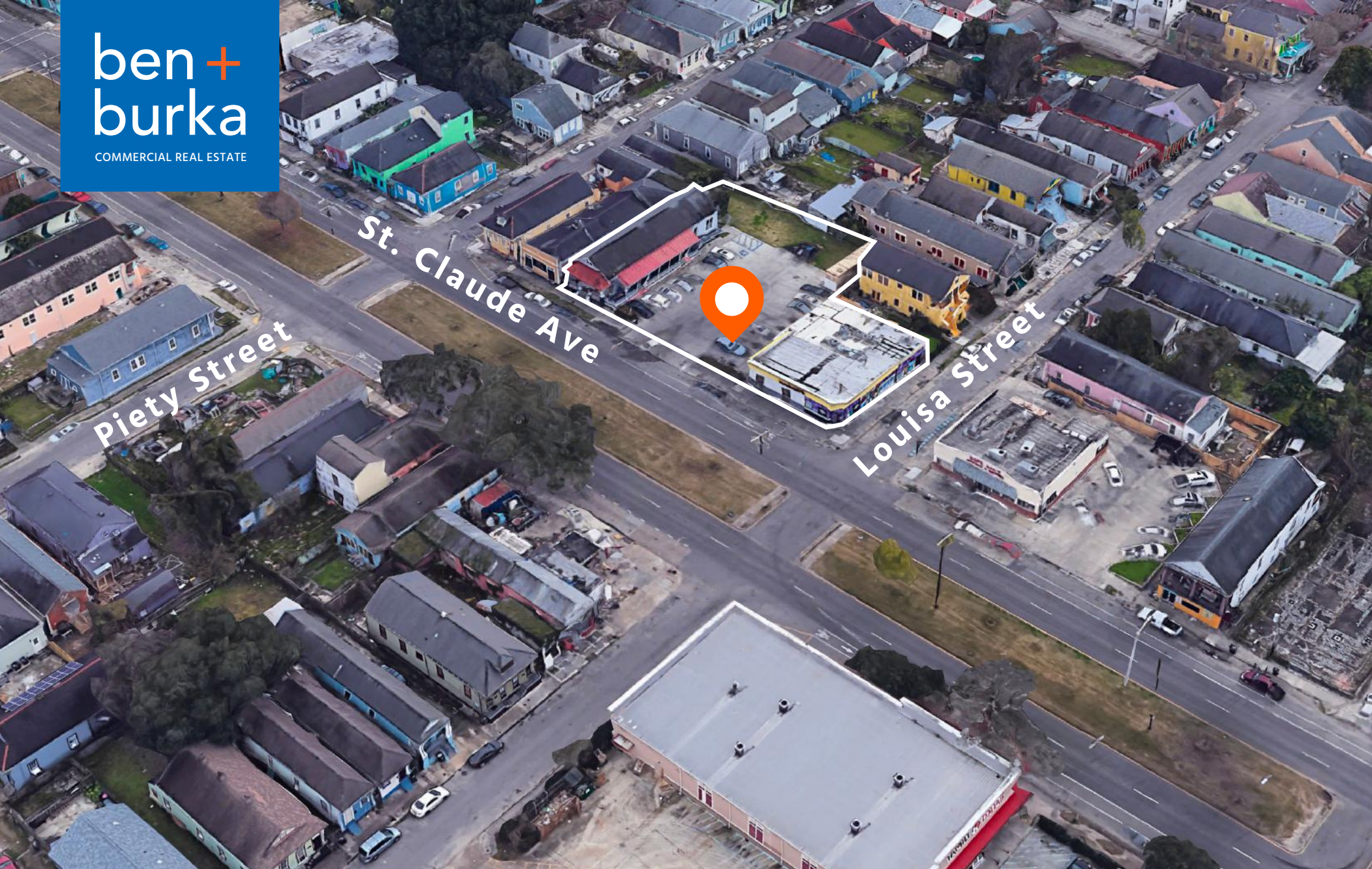
BLDG SIZE: 6,300 sf

PRICE: \$2,000,000

ZONING: HMC-2

DEMOGRAPHICS

| DEMOGRAPHICS | 5 minutes | 10 minutes | 15 minutes |
|----------------------|-----------|------------|------------|
| ESTIMATED POPULATION | 29,530 | 97,697 | 259,238 |
| AVERAGE HH INCOME | \$50,158 | \$51,721 | \$60,273 |



AERIAL VIEW

 3200-3218 St. Claude Avenue, New Orleans, LA 70117

ben + burka

COMMERCIAL REAL ESTATE



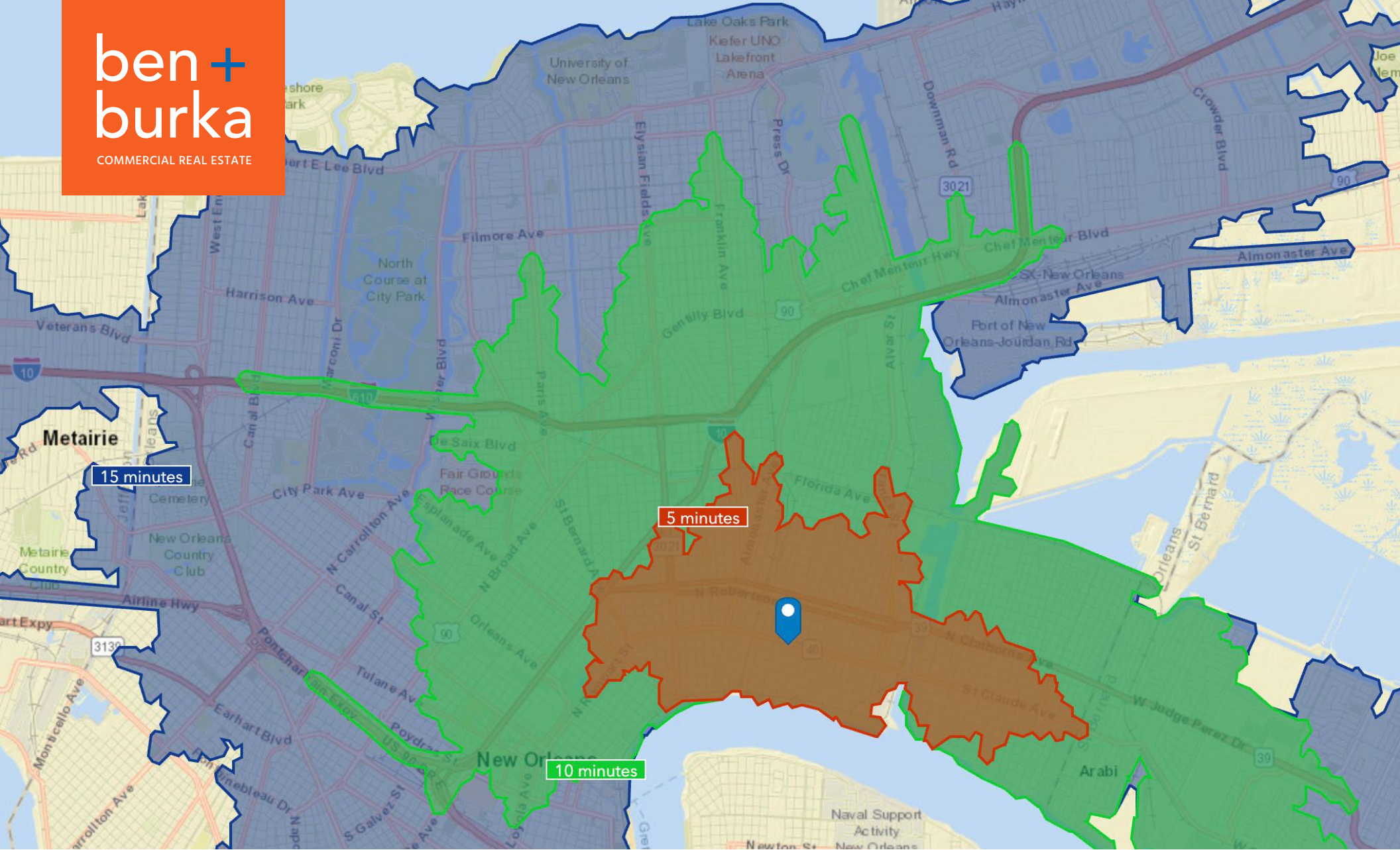
POINTS OF INTEREST MAP

📍 3200-3218 St. Claude Avenue, New Orleans, LA 70117

ben +
burka

COMMERCIAL REAL ESTATE





DRIVE TIME MAP

 3200-3218 St. Claude Avenue, New Orleans, LA 70117

ben +
burka

COMMERCIAL REAL ESTATE





ben +
burka

COMMERCIAL REAL ESTATE



For more information, please contact the Owner's representative:

ben + burka

COMMERCIAL REAL ESTATE

AARON KAZANOFF

AGENT

1900 Cadiz Street, Suite A
New Orleans, LA 70115
504.301.1002
aaron@benburka.com

BEN JACOBSON

BROKER

1900 Cadiz Street, Suite A
New Orleans, LA 70115
504.301.1002
ben@benburka.com

CASEY BURKA

AGENT

1900 Cadiz Street, Suite A
New Orleans, LA 70115
504.301.1002
casey@benburka.com

— LICENSED IN THE STATE OF LOUISIANA —

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.