



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



LARGE ST. CLAUDE COMMERCIAL ASSEMBLAGE

3014-32 St. Claude Avenue, New Orleans, LA 70117



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DESCRIPTION

A must-see, majestic property in the heart of St. Claude. Nestled in between some of the Bywater's finest establishments, this gem, with over 150' of commercial frontage, is ripe for a new life. Red's Chinese, The Domino Lounge, Bywater Framing, N7, The Saturn Bar, The NOLA Bark Market, Galaxie Tacos, St. Germain, Sea Cave Arcade, The Get Down Lounge, and Junction are ALL located less than a block away. The backyard is enormous and forest-like. All buildings have most of their architectural antiques intact (original hardwood floors, fireplaces, windows, doors, etc) and all buildings qualify for state and federal historic tax credits.

3014 St. Claude:

- 1,693 SF (bldg)
- 4,805 SF (land)
- 2 br/2 ba SFH
- Central air, hardwood floors, great condition

3020-22 St. Claude:

- 2,694 SF (bldg)
- 14,821 SF (land)
- 2 br/1.5 ba each duplex
- Front and rear porch, rear shed, excess land, good condition

3024-26 St. Claude:

- 2,000 SF (bldg)
- 3,990 SF (land)
- 2 br/1 ba & 1 br/1 ba raised duplex
- Central air, front porch, rear shed, good condition

3030-32 St. Claude:

- 1,950 SF (bldg)
- 7,552 SF (land)
- 1 br/1 ba each raised duplex
- Front and rear porch, rear shed, excess land, great condition

LAND SIZE: 31,168 SF

ZONING: HMC-2/HMR-3

BLDG SIZE: 8,192 SF

TOTAL # OF BLDGS: 4

EXCESS LAND: 22,831 SF

PRICE: \$1,900,000

DEMOGRAPHICS

2020 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	13,068	31,118	105,454
AVERAGE HH INCOME	\$54,142	\$52,108	\$52,357

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St. Claude Avenue

Montegut Street

Clouet Street

3014 St. Claude

3024-26 St. Claude

3030-32 St. Claude

3020-22 St. Claude



HMC-2

HMR-3

AERIAL VIEW

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POINTS OF INTEREST MAP

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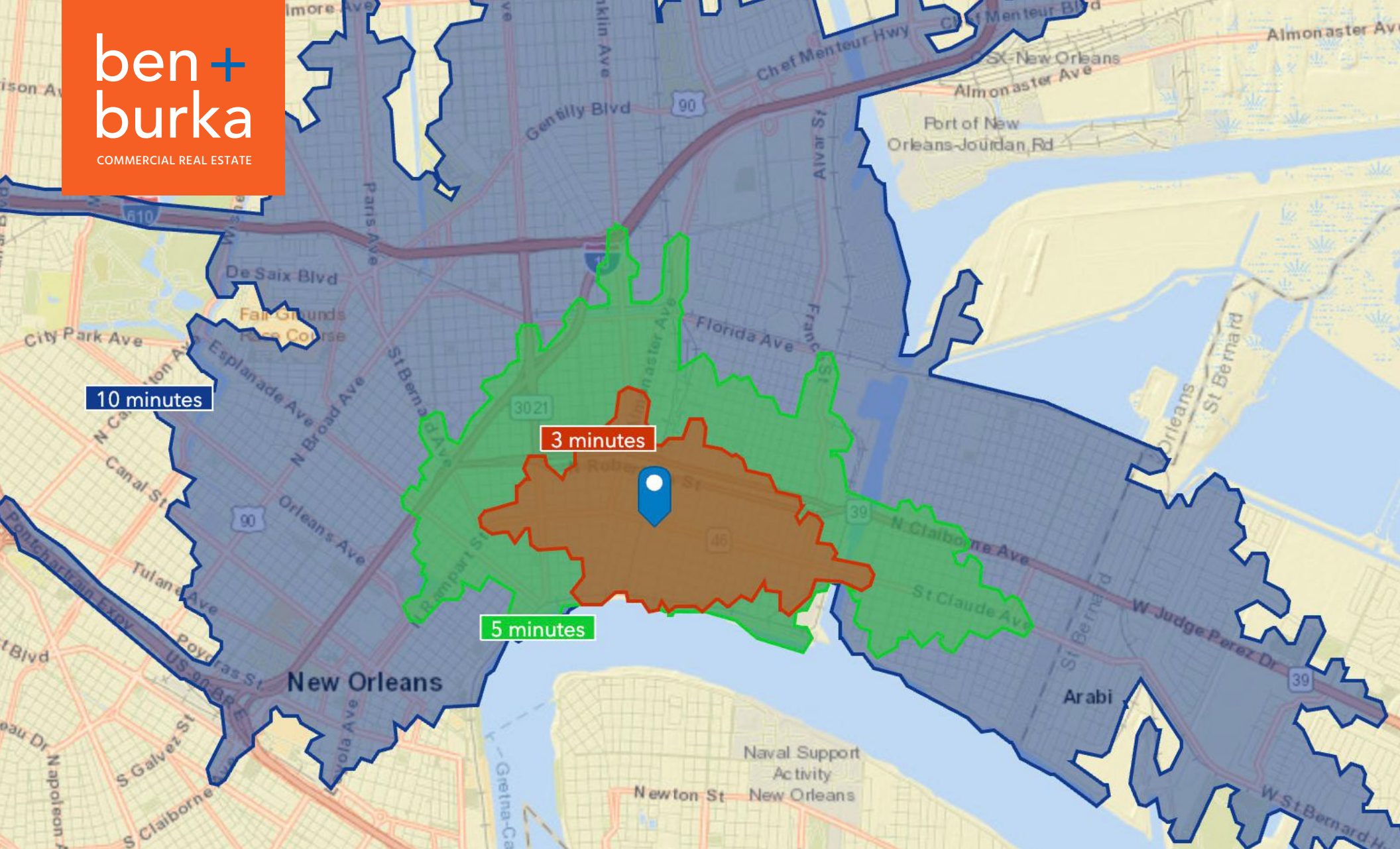
AERIAL VIEW

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DRIVE TIME MAP

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

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