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ST. CLAUDE COMMERCIAL FOR SALE

4210 St. Claude Avenue, New Orleans, LA 70117



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DESCRIPTION

Located on St. Claude Avenue, this large commercial building with tons of potential uses is available for sale. Formerly used as a martial arts gym, this 6,145 SF HMC-2 zoned property is located in the ever changing St. Claude / Bywater corridor and can be utilized for commercial, residential, gym, warehouse, studio, retail, restaurant, or as a short term rental, just to name a few of the possibilities. Historic tax credits are available for qualified renovations.

The property features a large open shell space in the front of the building, warehouse space in the rear that was formerly built out as living quarters, and additional attic space not counted in the square footage that is currently used for storage but could easily be built out as additional conditioned space. The building is in excellent structural shape.

The site is in close proximity to Solo Coffee, The Music Box, Vaughn's Lounge, Sneaky Pickle, and a host of other destination restaurants and retailers that give the Bywater its signature charm.

BLDG SIZE: 6,145 SF

ZONING: HMC-2

LAND SIZE: 5,520 SF

PRICE: \$390,000 (\$63.46/SF)

DEMOGRAPHICS

2020 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	10,192	26,640	88,477
AVERAGE HH INCOME	\$47,387	\$48,007	\$49,567



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POINTS OF INTEREST MAP

📍 4210 St. Claude Avenue, New Orleans, LA 70117

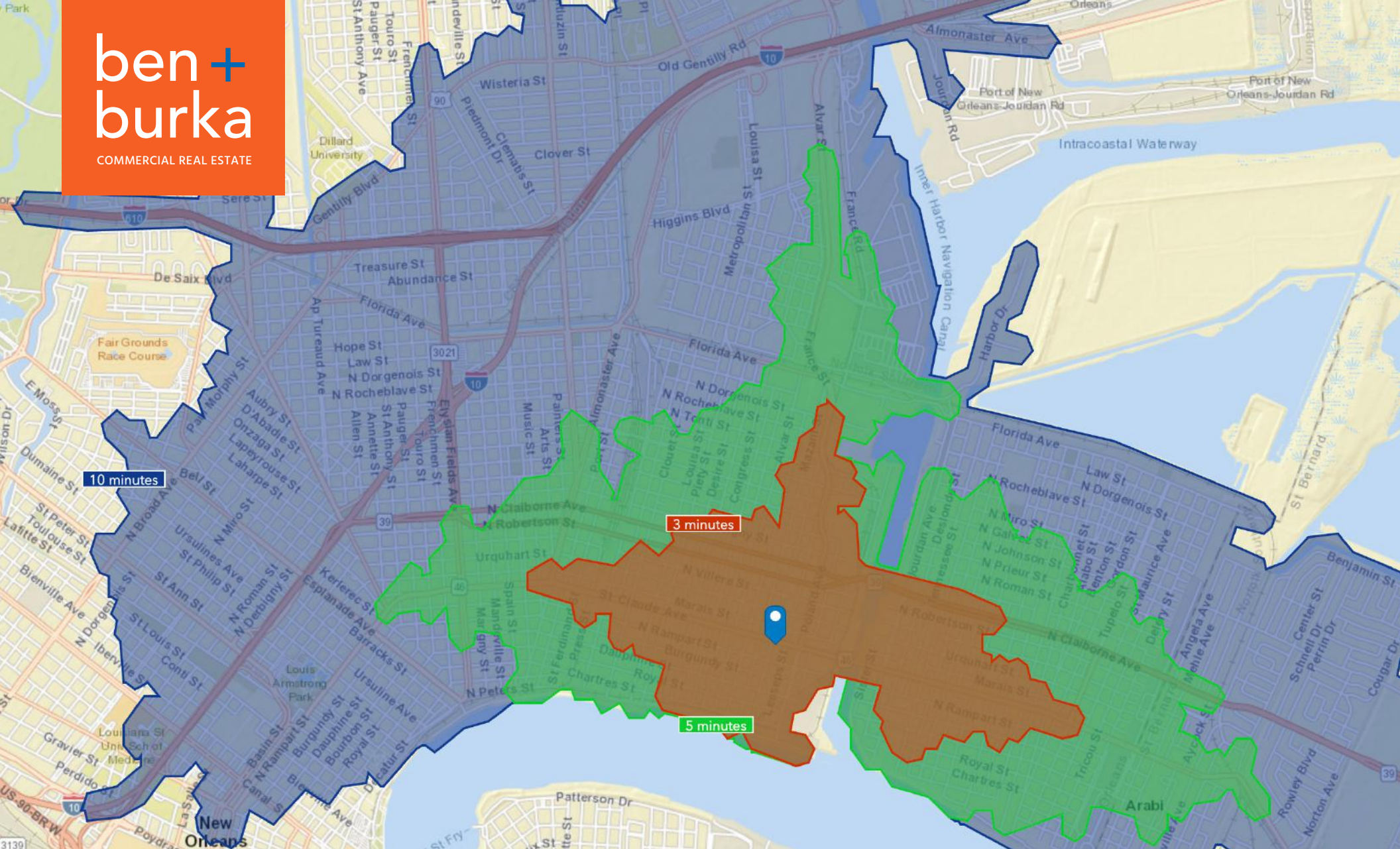
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AERIAL VIEW

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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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— LICENSED IN THE STATE OF LOUISIANA —

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