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## **TURN KEY CHURCH/OFFICE SPACE**

5234 N. Claiborne Avenue, New Orleans, LA 70117





## TURN KEY CHURCH/OFFICE SPACE FOR SALE

5234 N. Claiborne Avenue, New Orleans, LA 70117

### DESCRIPTION

Currently operated as the Trinity-Claiborne Nonprofit Workspace and Worship Facility, with associated office and neighborhood uses, this nearly 8,000 SF building sits on a generous plot of land with ample off street parking. The property is built out with a large sanctuary space, kitchen, meeting area, and offices on the ground floor, with secure offices and choir loft on the 2nd floor. The property is sold with two residential lots in the rear, 5221 & 5223 N Robertson Street, that are currently used as parking but could be independently developed into residential or multifamily use.

The property is located in the heart of the Lower Ninth Ward and is a short drive to the Bywater and New Orleans proper, as well as within a 5 minute drive of nearly 65,000 residents.



**BLDG SIZE:** 7,900 sf

**SALE PRICE:** \$450,000.00 (\$56.96/sf)

**LAND SIZE:** 21,836

**ZONING:** HU-RD2

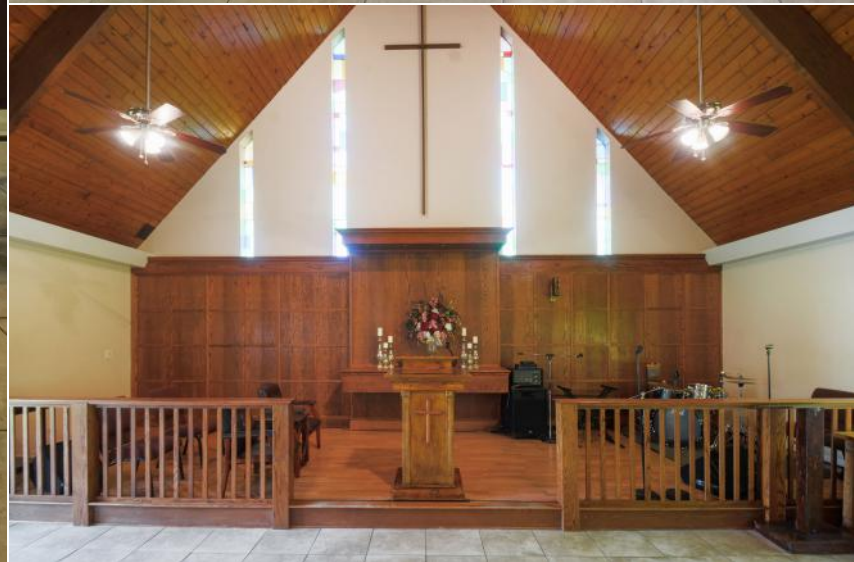
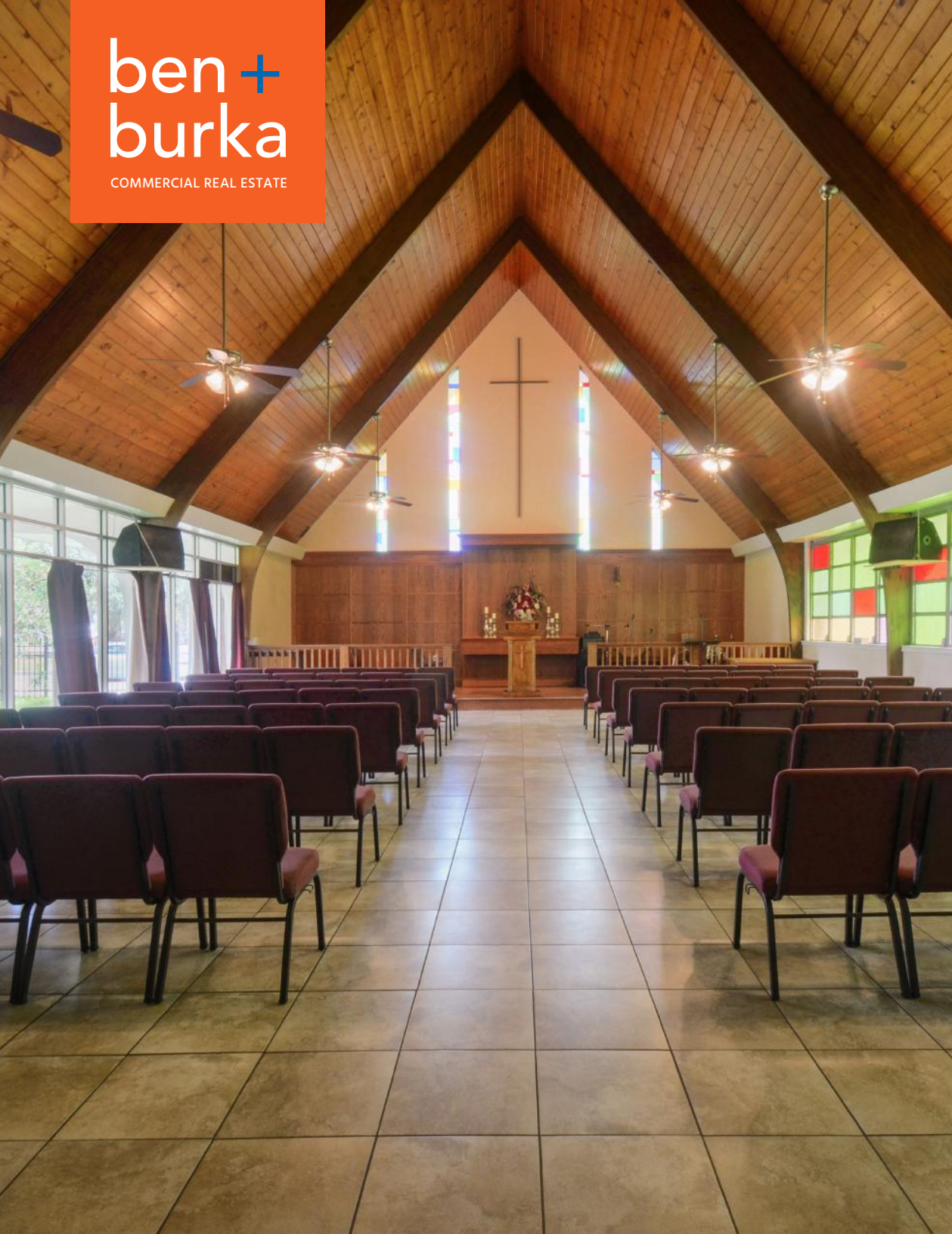
### DEMOGRAPHICS

2021 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>POPULATION</b>	19,245	64,381	172,408
<b>AVERAGE HH INCOME</b>	\$47,258	\$51,419	\$53,091



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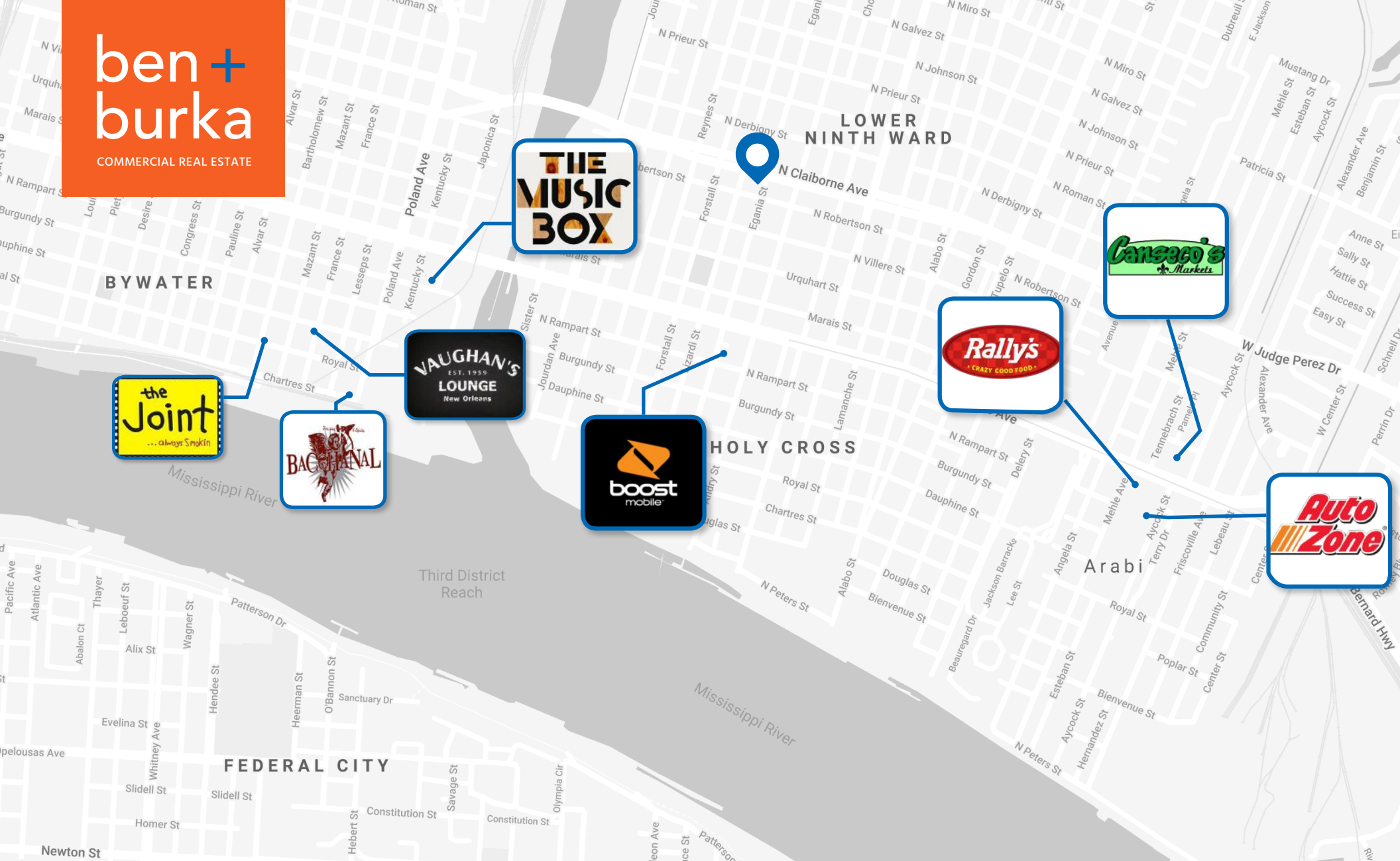
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## POINTS OF INTEREST MAP

📍 5234 N. Claiborne Avenue, New Orleans, LA 70117





North Robertson Street

Lizardi Street

Egania Street

North Claiborne Avenue

## AERIAL VIEW

 5234 N. Claiborne Avenue, New Orleans, LA 70117





Ground Floor Plan

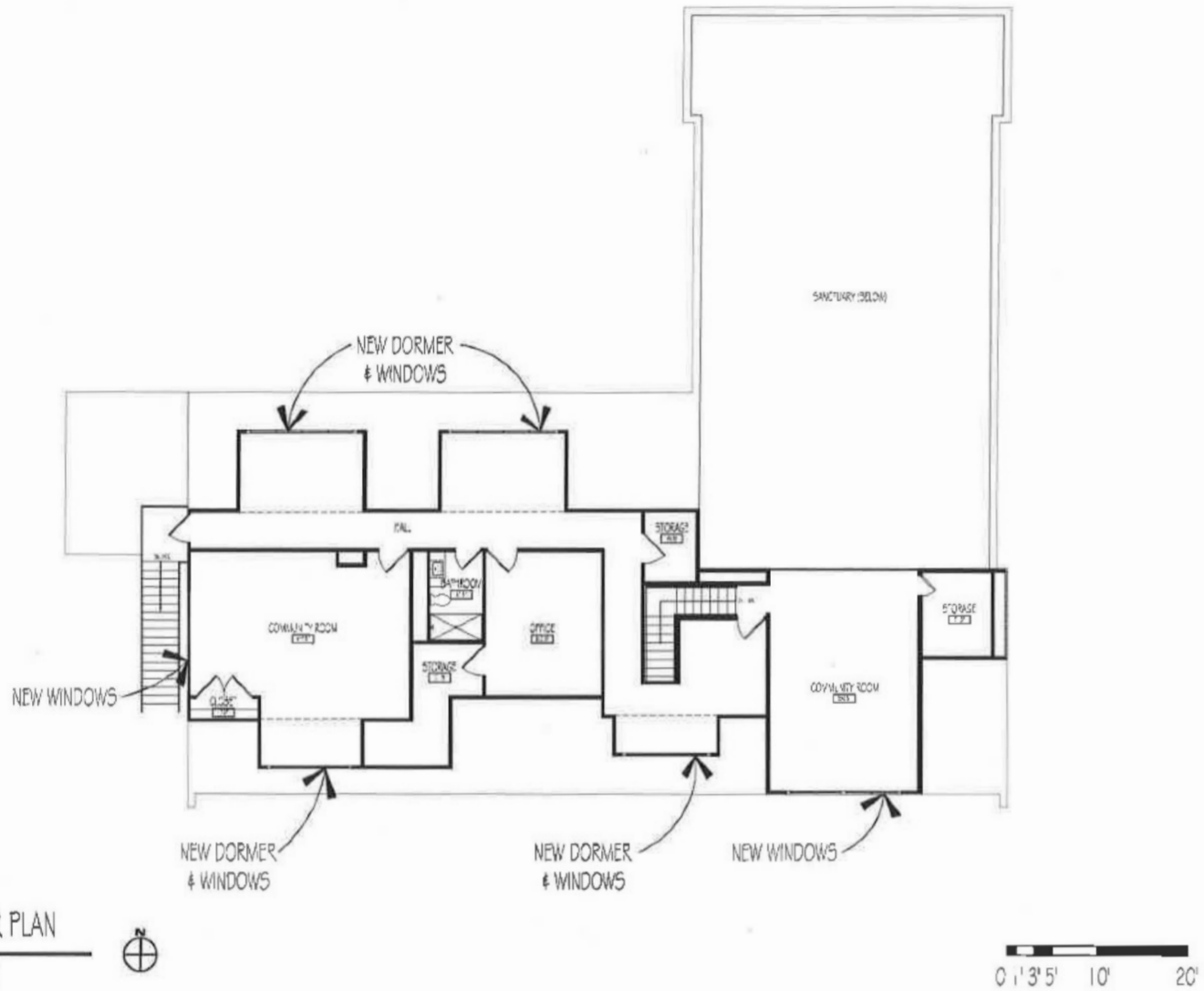


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SECOND FLOOR PLAN

2,300 SQUARE FEET

2nd Floor Plan

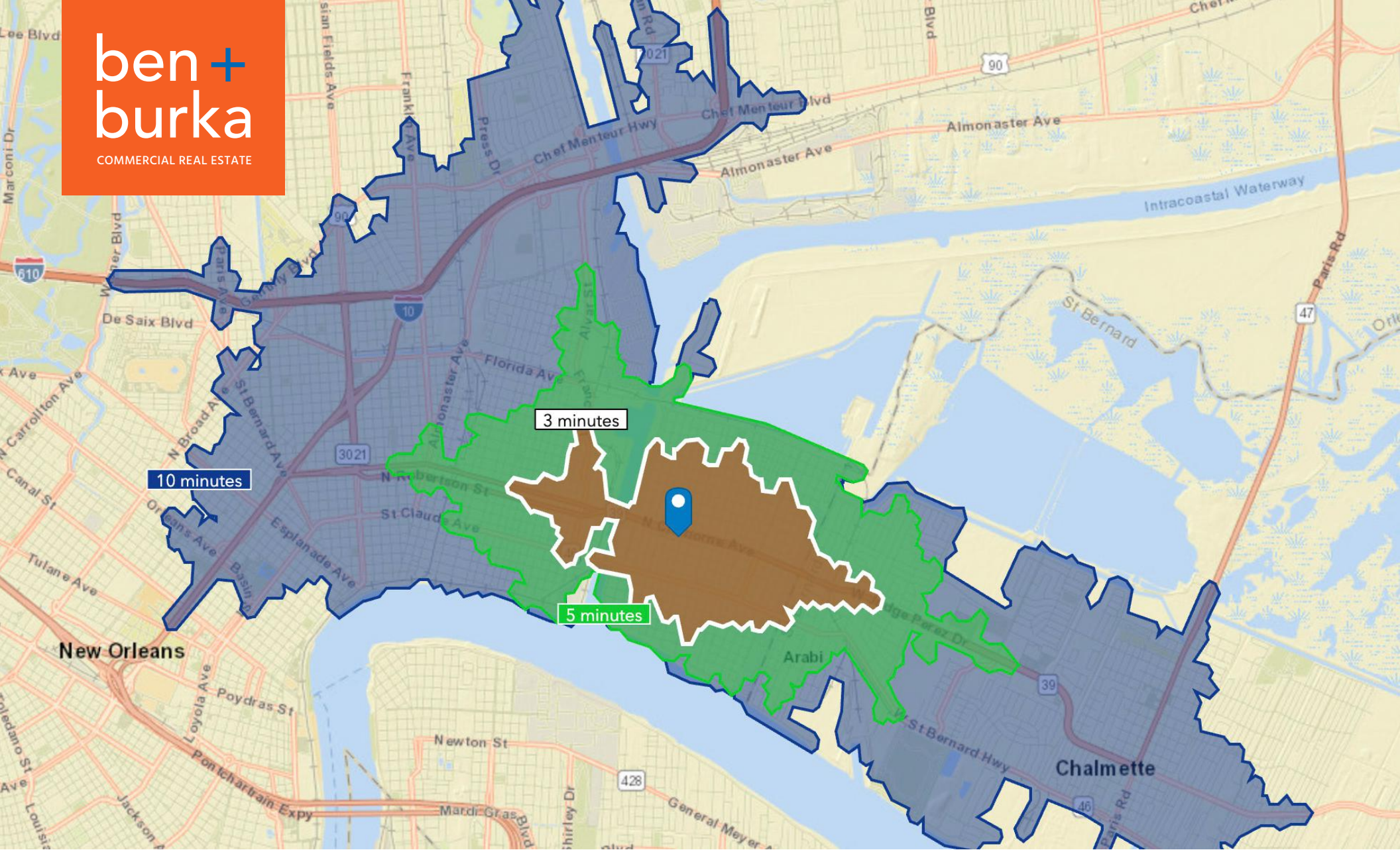


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## DRIVE TIME MAP

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

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