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COMMERCIAL REAL ESTATE

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## ST CLAUDE COMMERCIAL

5500 St. Claude Avenue, New Orleans, LA 70117

# ST CLAUDE COMMERCIAL FOR SALE

5500 St. Claude Avenue, New Orleans, LA 70117

## DESCRIPTION

Formerly operated as a Walgreens, this large commercial building with ample off street parking is located on the signalized corner of St. Claude Avenue and Fats Domino Avenue. The building has been gutted and is currently in shell condition, with no known structural issues. The property is concrete masonry construction with a structural steel roof. The property features parking for 40+ vehicles, high ceilings, large roll up warehouse doors, and strong street presence.

The HU-MU zoning allows for a multitude of commercial uses including retail, office, healthcare, storage, etc.

**BLDG SIZE:** 12,665 sf

**SALE PRICE:** \$750,000.00 (\$59.21/sf)

**LAND SIZE:** 34,203

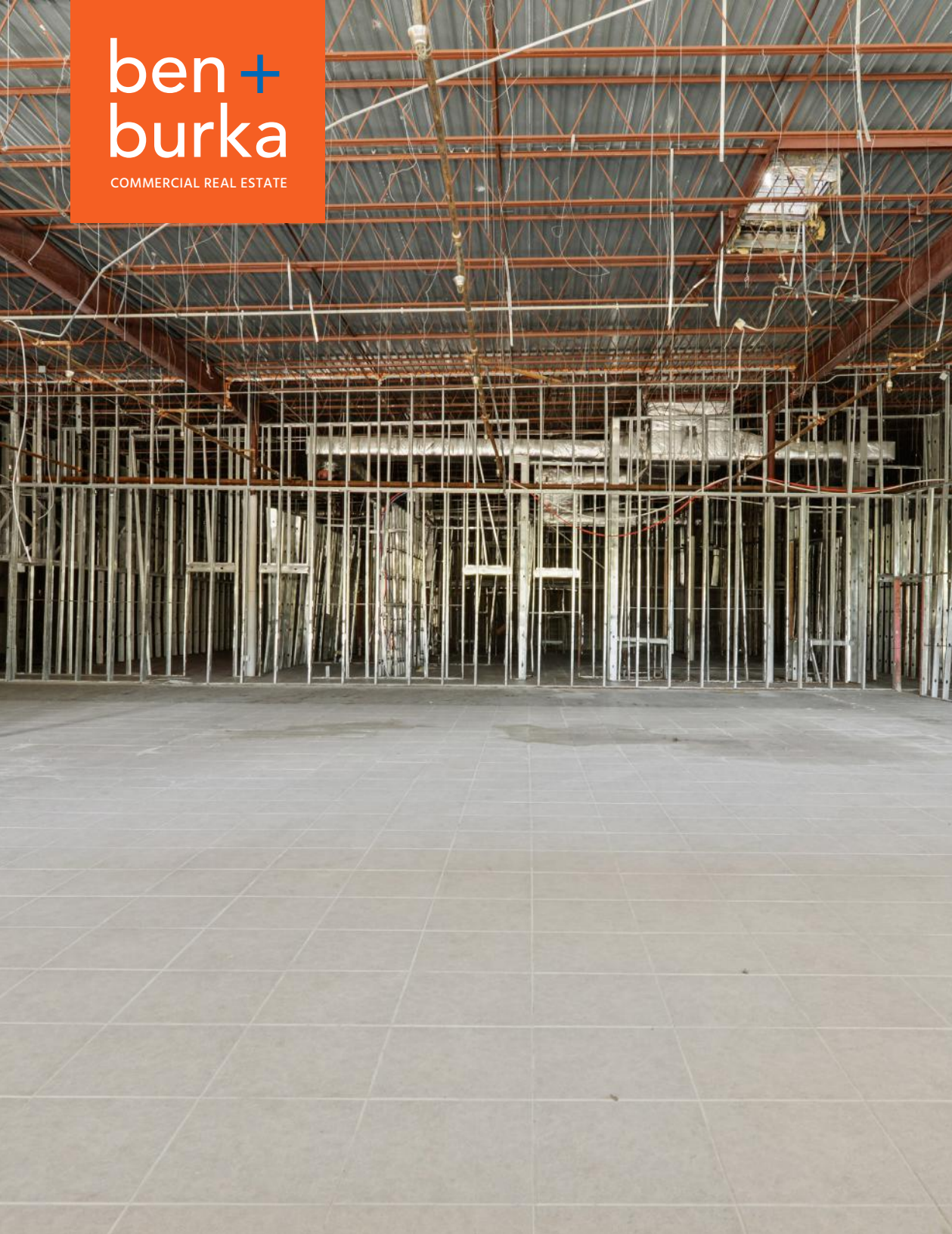
**ZONING:** HU-MU

## DEMOGRAPHICS

2024 DEMOGRAPHICS	5 minutes	10 minutes	15 minutes
<b>POPULATION</b>	21,406	69,270	199,030
<b>AVERAGE HH INCOME</b>	\$61,523	\$64,007	\$68,532

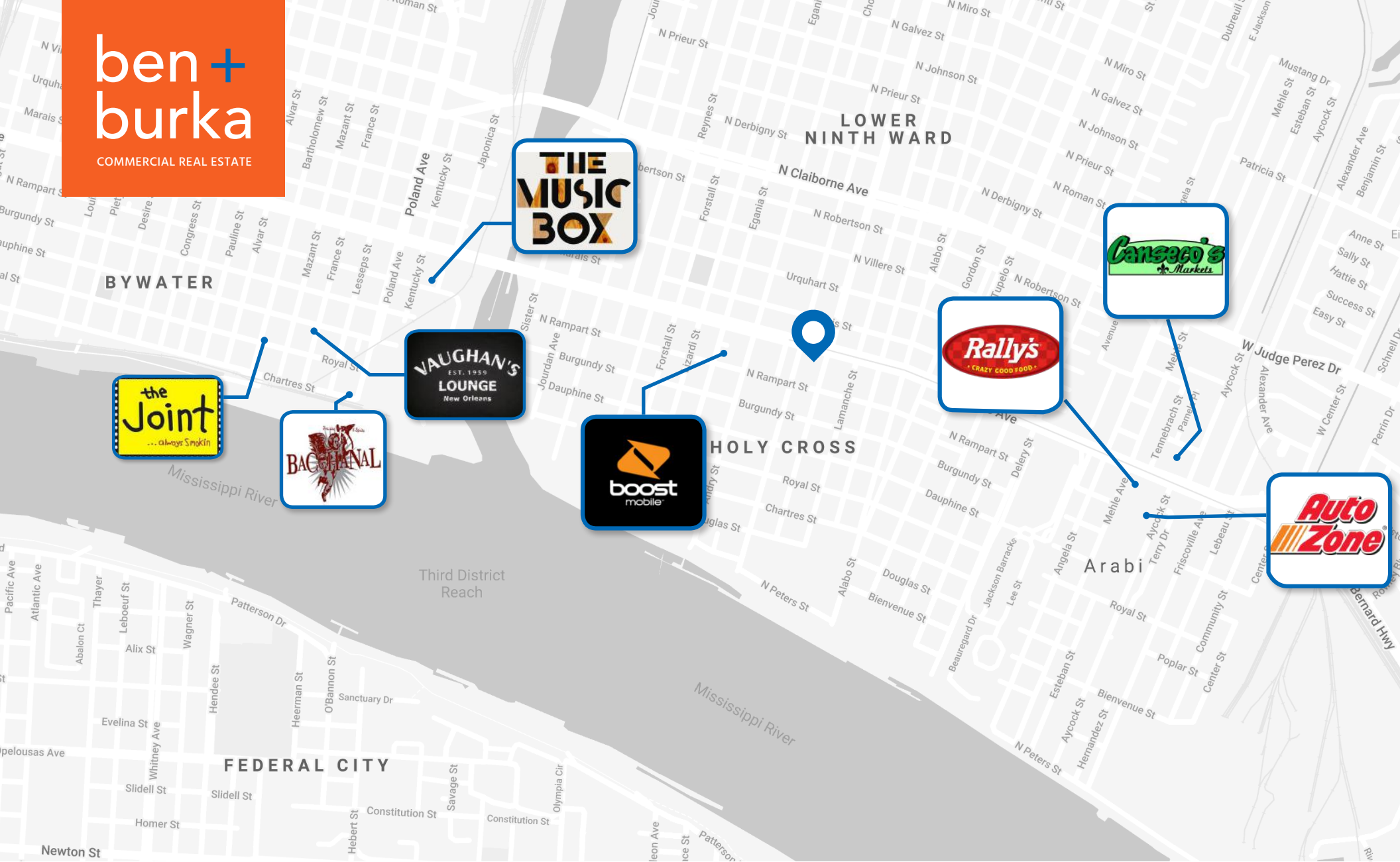
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## POINTS OF INTEREST MAP



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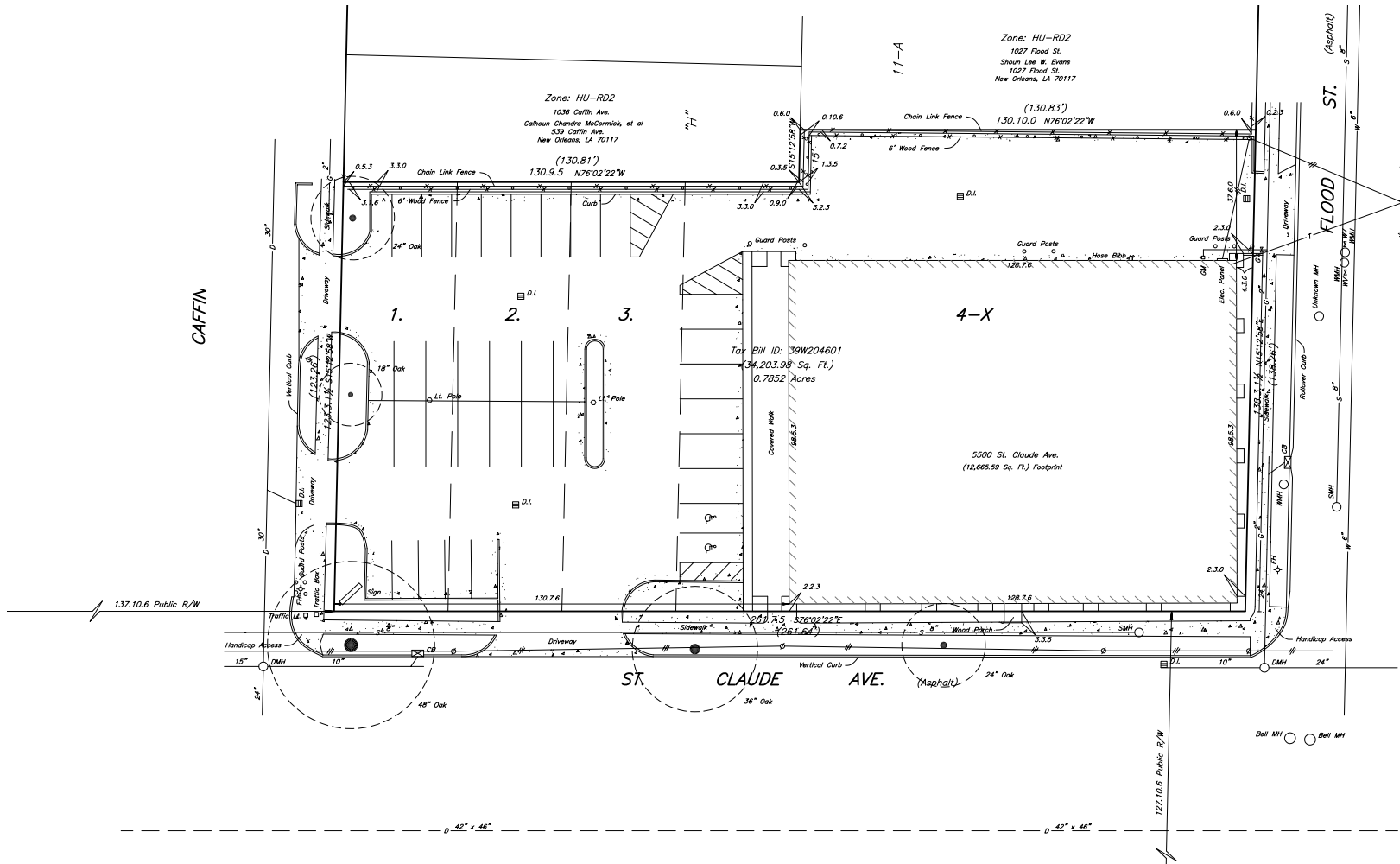
## AERIAL VIEW

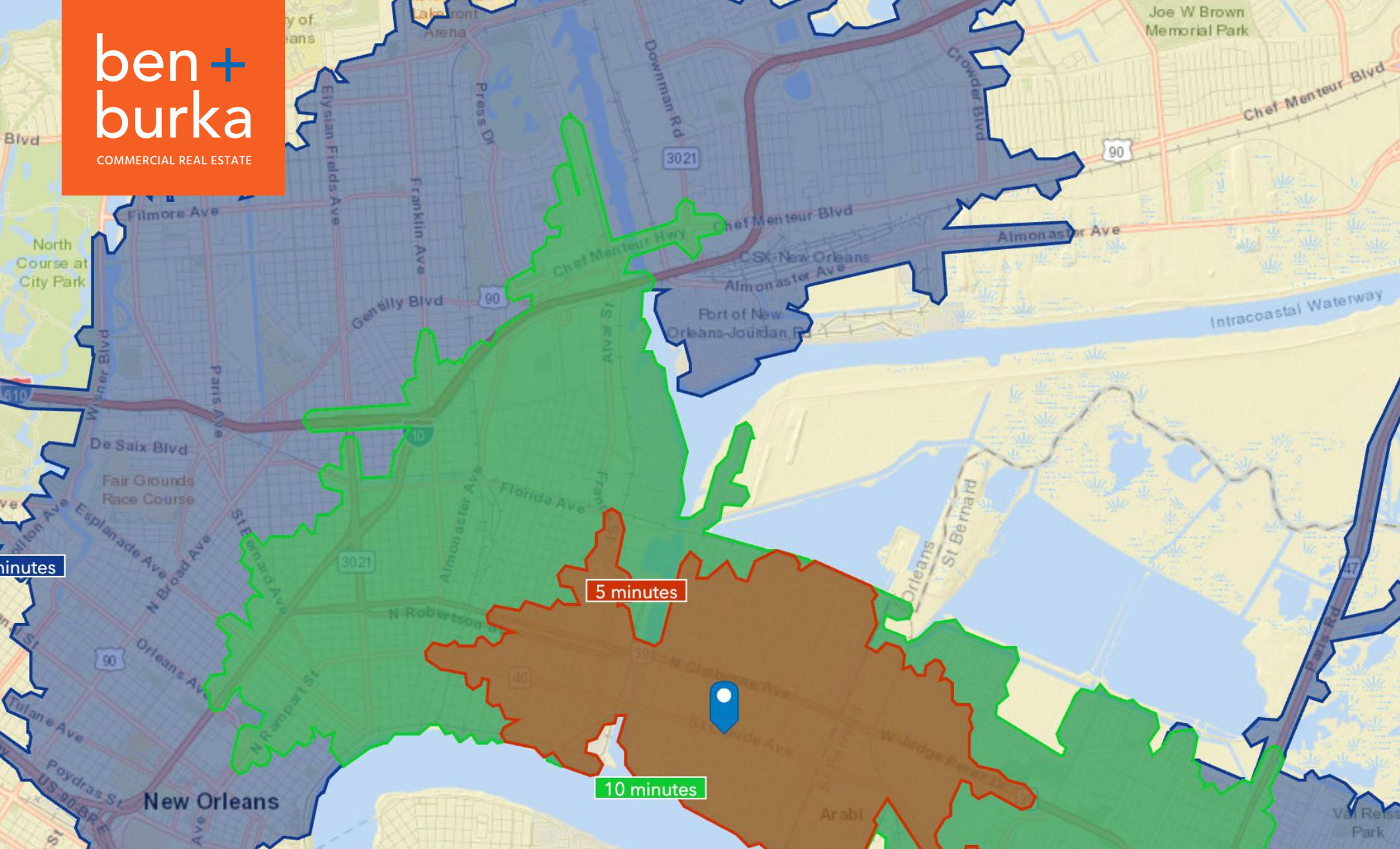
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## DRIVE TIME MAP

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

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