



# ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



ben +  
burka

COMMERCIAL REAL ESTATE



## 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:** \$699,000.00 (\$55.19/sf)

**LAND SIZE:** 34,203

**ZONING:** HU-MU

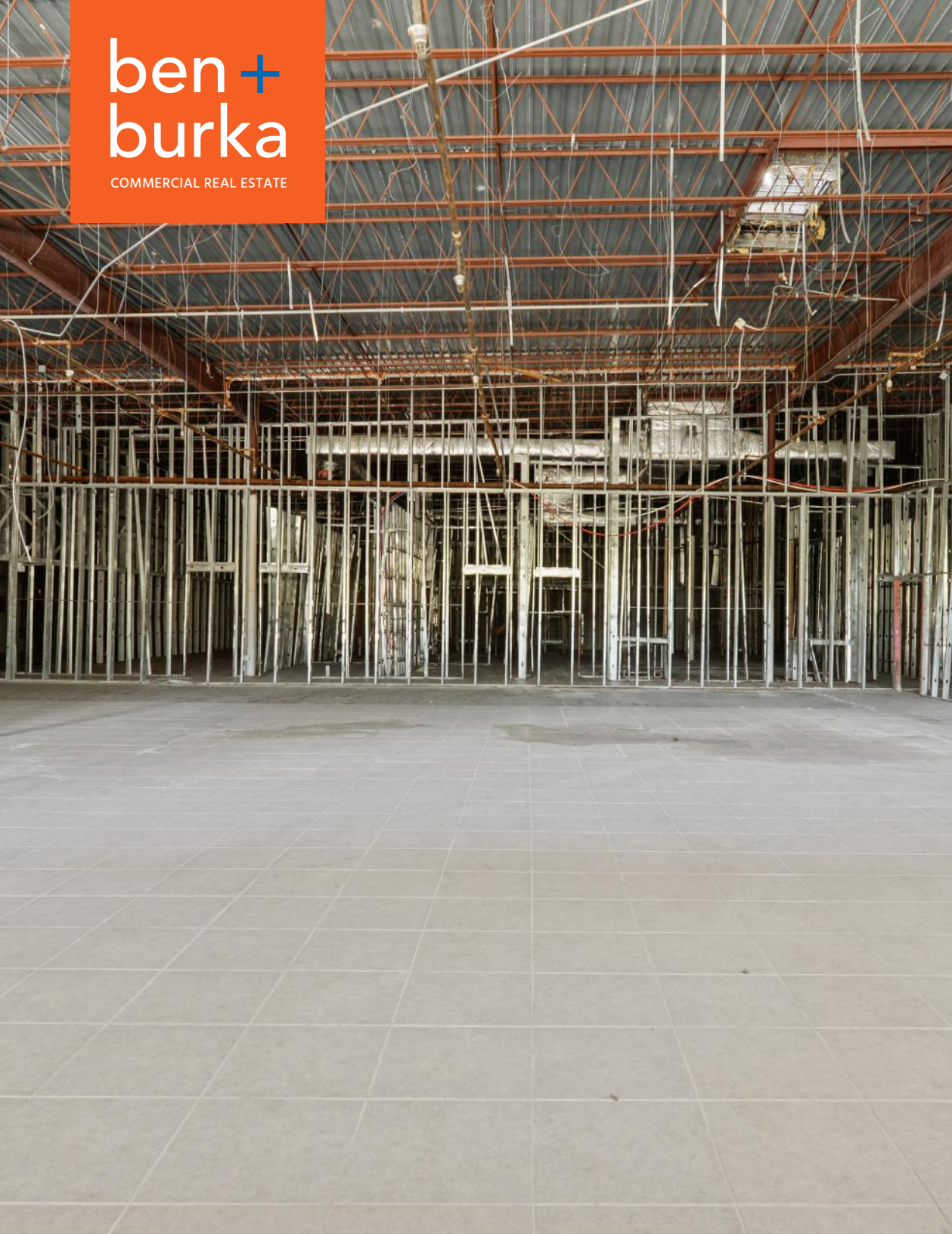
## DEMOGRAPHICS

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



ben +  
burka

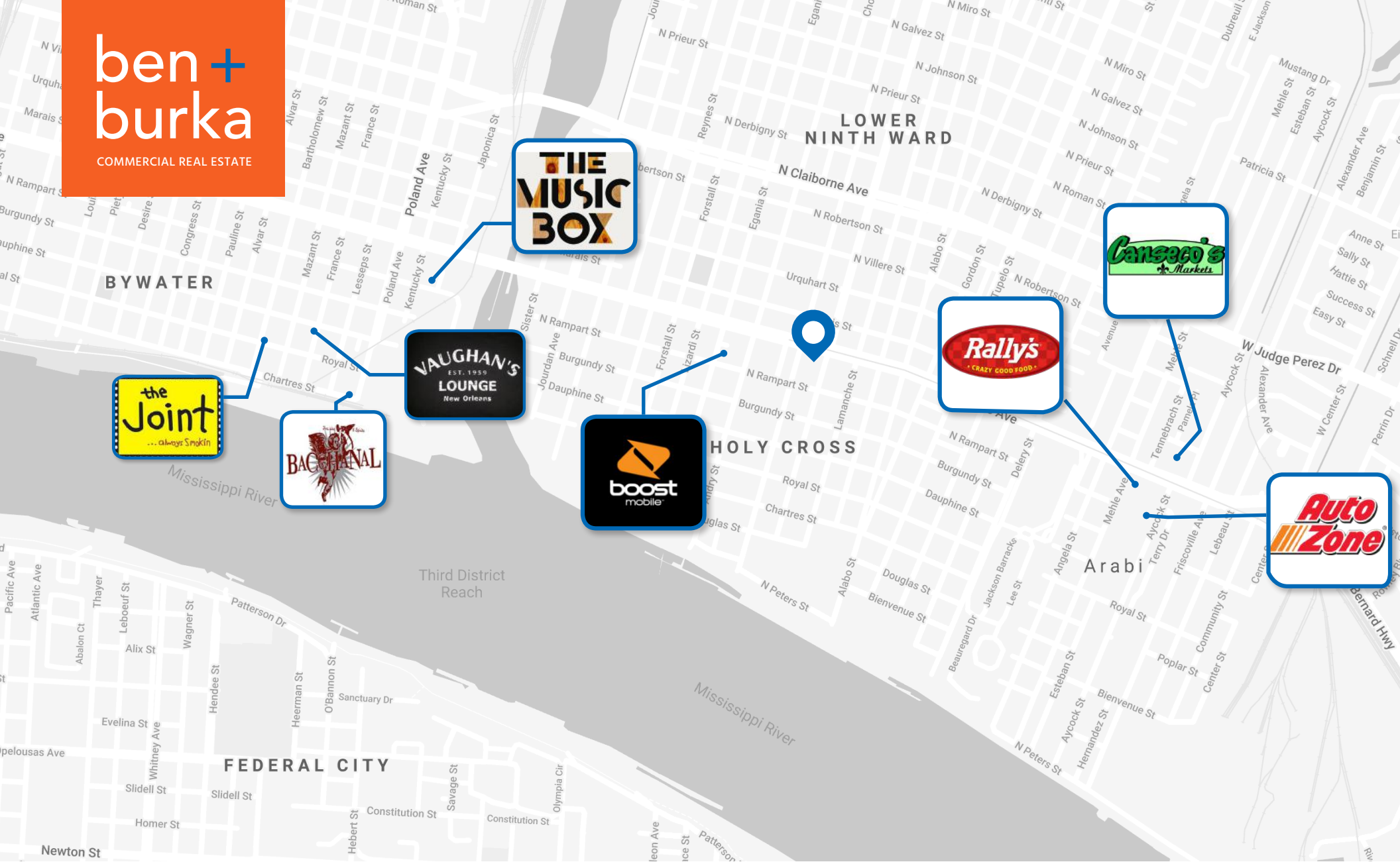
COMMERCIAL REAL ESTATE





ben + burka

COMMERCIAL REAL ESTATE



## POINTS OF INTEREST MAP



5500 St. Claude Avenue, New Orleans, LA 70117



ben +  
burka  
COMMERCIAL REAL ESTATE







## AERIAL VIEW

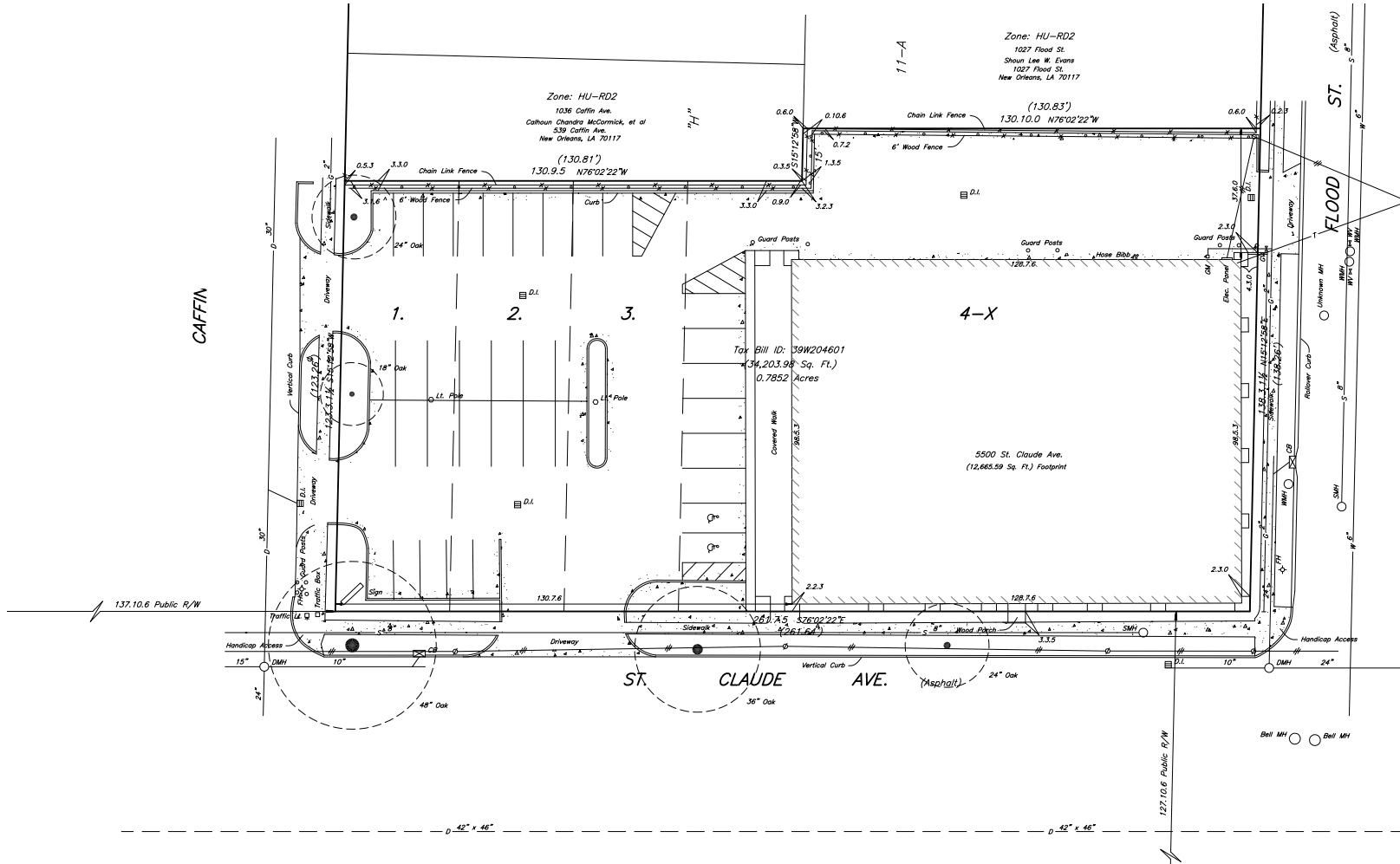
📍 5500 St. Claude Avenue, New Orleans, LA 70117



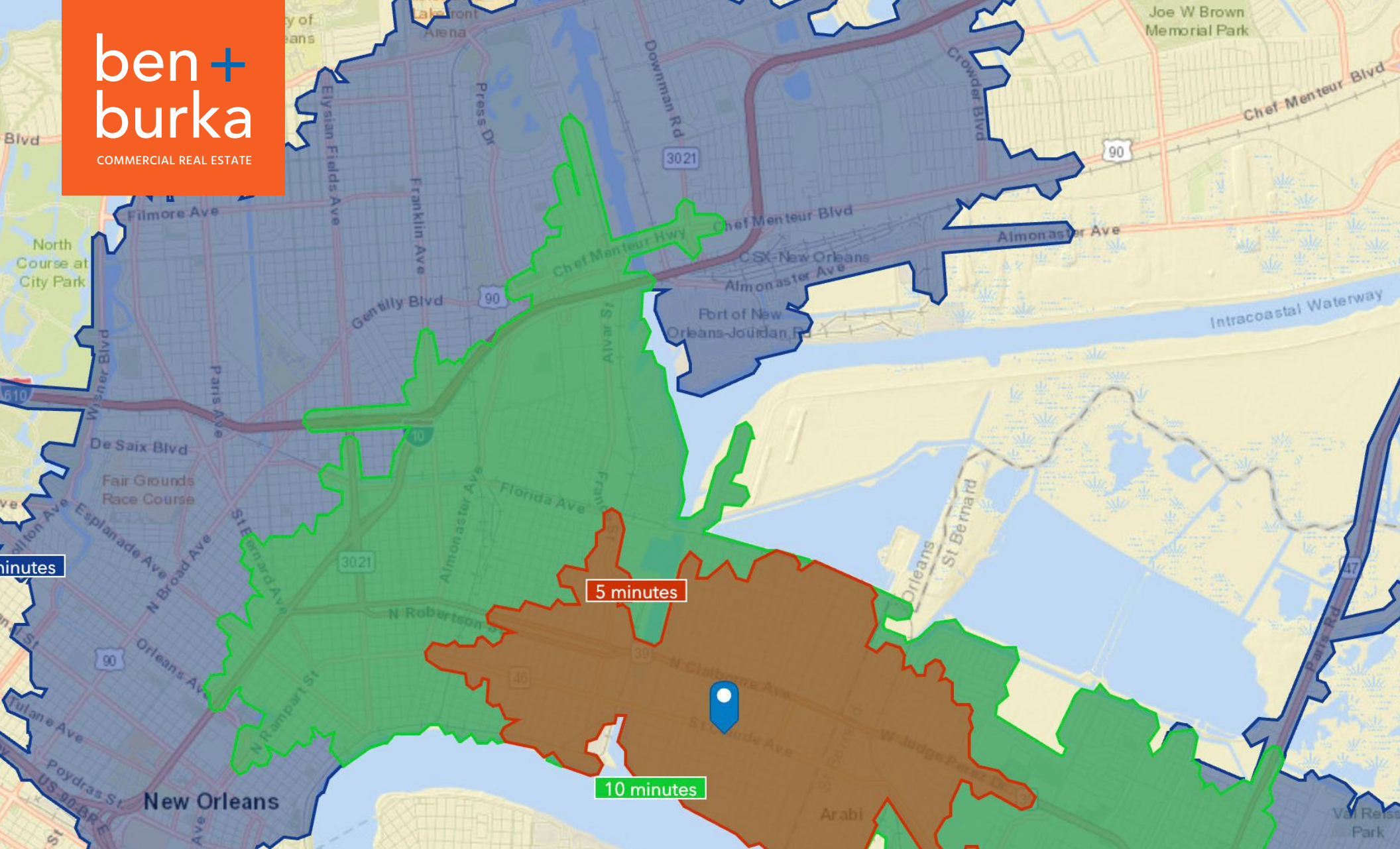
ben +  
burka  
COMMERCIAL REAL ESTATE











## DRIVE TIME MAP

📍 5500 St. Claude Avenue, New Orleans, LA 70117



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

# ben + burka

COMMERCIAL REAL ESTATE

**AARON KAZANOFF**  
**AGENT**

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

**CASEY BURKA**  
**OWNER/AGENT**

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

**BEN JACOBSON**  
**OWNER/AGENT**

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