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OAK STREET NNN INVESTMENT / OFFICE

8228 Oak Street, New Orleans, LA 70118



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DESCRIPTION

8228 Oak Street presents an exceptional opportunity to own a well-maintained, income-producing commercial property in a vibrant New Orleans location. This two-story building boasts ample off-street parking and a desirable spot on bustling Oak Street. The ground floor is leased on a favorable NNN basis to Primo Hoagies, a nationally recognized sandwich franchise. The upstairs unit is occupied on a month-to-month basis by a therapy office/studio apartment and could be owner/operated or leased out on a long term basis. The property is move-in ready for any investor seeking strong rental income. Owner-occupiers will also appreciate the convenient location and established tenants.

The property thrives in a popular commercial district. Neighbors include Zotz Cafe, Oak Street Brewery, Jacques-Imo's, Maple Leaf Bar, Breads on Oak, and many more.

PRICE: \$1,175,000

BUILDING SIZE: ~3,540 SF

ZONING: HU-MU

LAND SIZE: 4,315 SF

DEMOGRAPHICS

2023 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	7,861	21,680	95,067
AVERAGE HH INCOME	\$106,301	\$106,501	\$104,713

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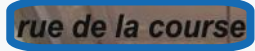
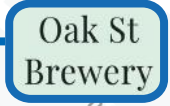
AERIAL VIEW

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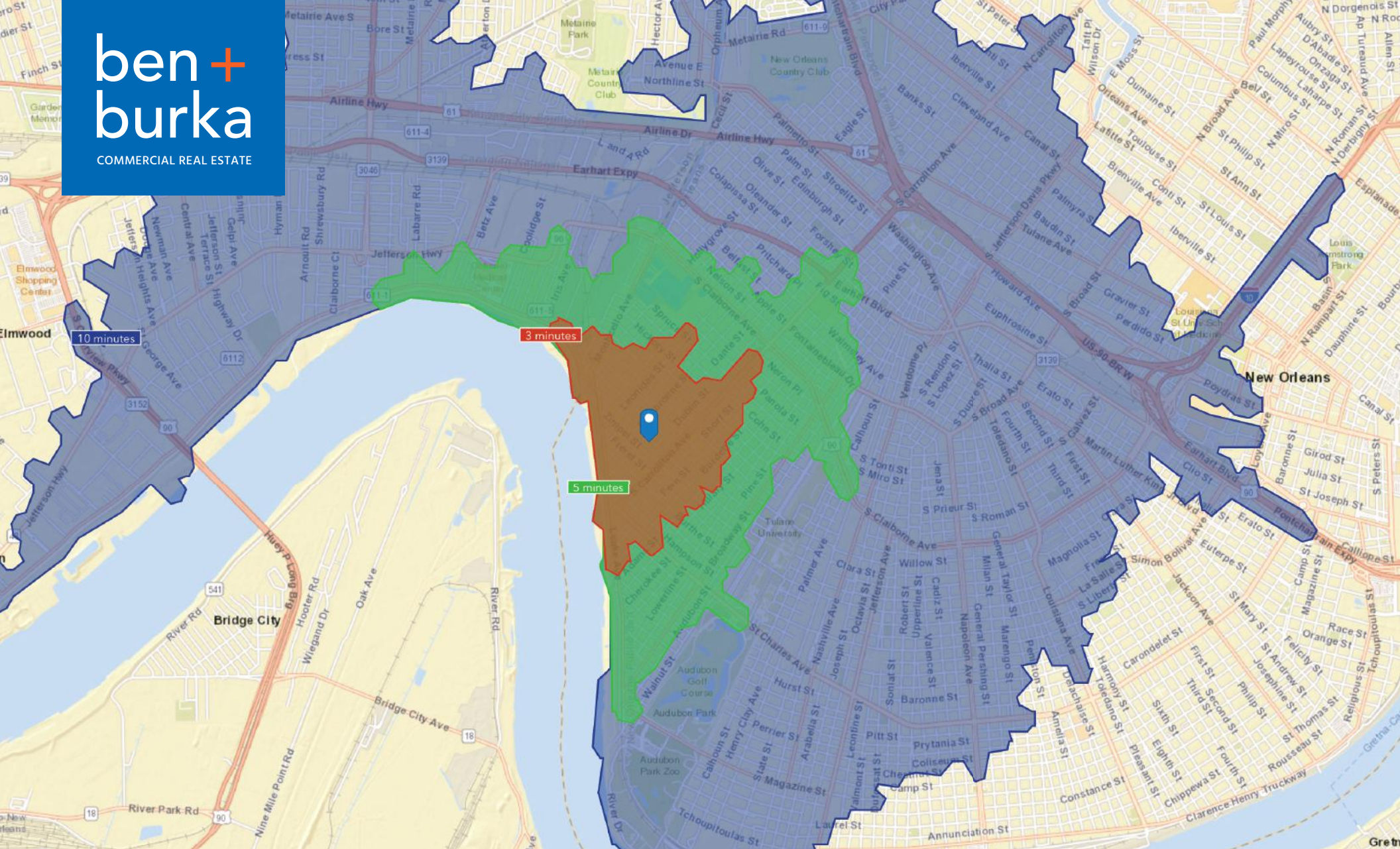
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POINTS OF INTEREST MAP

8228 Oak Street, New Orleans, LA 70118



DRIVE TIME MAP

📍 8228 Oak Street, New Orleans, LA 70118

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

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— LICENSED IN THE STATE OF LOUISIANA —

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