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COMMERCIAL REAL ESTATE

+ 504.301.1002



## LARGE ST. CLAUDE COMMERCIAL ASSEMBLAGE

3020-32 St. Claude Avenue, New Orleans, LA 70117



## ST. CLAUDE COMMERCIAL ASSEMBLAGE

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### DESCRIPTION

3020–3032 St. Claude Avenue presents a rare chance to invest in a high demand, historic corridor in New Orleans. Spanning over half an acre with approximately 110 feet of frontage, this package includes three vacant and gutted buildings surrounded by generous rear yard space—ideal for a transformative commercial or hospitality project. The seller offers approved architectural plans for a boutique hotel and secured SHPO clearance for historic tax credits—making this a streamlined opportunity for development. With historic detailing throughout, commercial zoning (refer to zoning map inside brochure), and proximity to local hotspots like Saint Germain, N7, Galaxie Taco, and Saturn Bar, the site is poised for revitalization.

Note: Properties will only be sold together as a package. Additional details on architecture, plans, and approvals available upon request.

#### 3024-26 St. Claude:

- 2,000 SF (bldg)
- 3,990 SF (land)
- 2 br/1 ba & 1 br/1 ba raised duplex
- Central air, front porch, rear shed

#### 3030-32 St. Claude:

- 1,950 SF (bldg)
- 7,552 SF (land)
- 1 br/1 ba each raised duplex
- Front and rear porch, rear shed

#### 3020-22 St. Claude:

- 2,694 SF (bldg)
- 14,821 SF (land)
- 2 br/1.5 ba each, raised duplex
- Front and rear porch, rear shed

**LAND SIZE:** 26,363 SF

**ZONING:** HMC-2/HMR-3

**BLDG SIZE:** 6,644 SF

**SALE PRICE:** \$750,000

### DEMOGRAPHICS

#### 2024 DEMOGRAPHICS

**3 minutes   5 minutes   10 minutes**

#### ESTIMATED POPULATION

12,308   30,084   106,815

#### AVERAGE HH INCOME

\$81,231   \$74,871   \$69,267





## AERIAL VIEW

📍 3020-32 St. Claude Avenue, New Orleans, LA 70117



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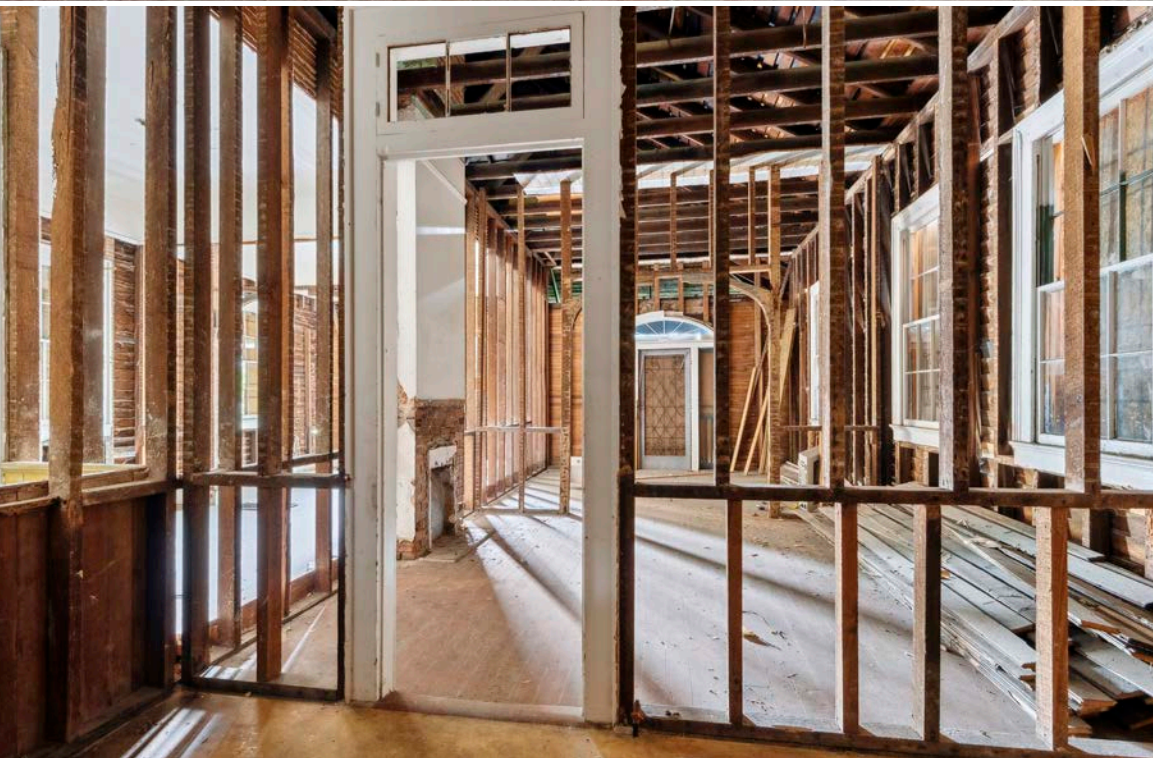
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## POINTS OF INTEREST MAP

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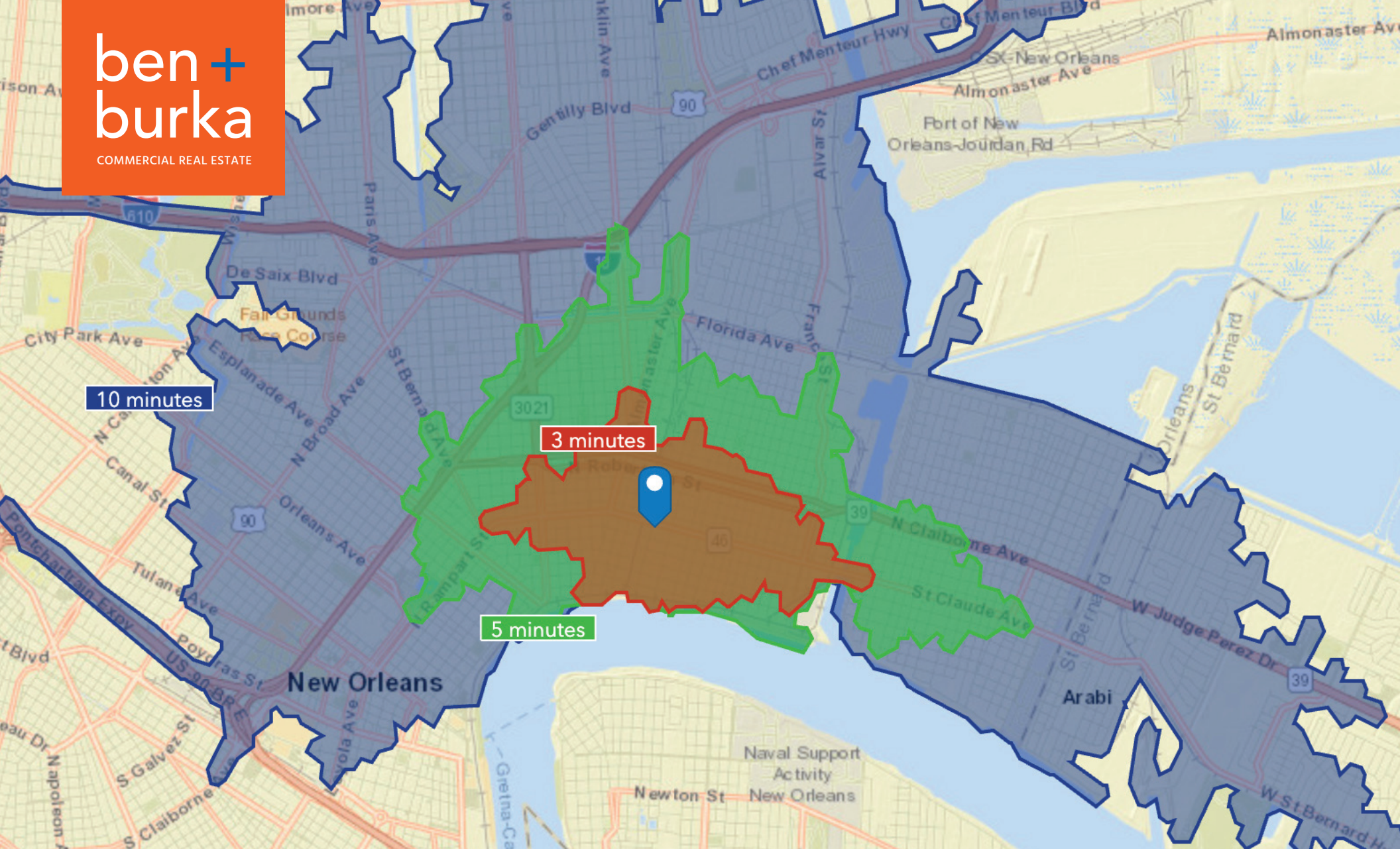


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## DRIVE TIME MAP

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

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