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COMMERCIAL REAL ESTATE

+ 504.301.1002



MID-CITY MODERN 3-PLEX w/ PARKING

4218 S. Carrollton Avenue, New Orleans, LA 70119



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DESCRIPTION

Available for sale is a modern 3-plex in the heart of Mid-City, offering an excellent opportunity for both investors and owner-occupants. Built in 2018, the property showcases modern resilient construction and thoughtful design throughout.

- Unit A: Spacious 3-bedroom, 2-bath residence featuring high ceilings and a private outdoor patio. Currently leased - 1,165 SF.
- Unit B: Owner-occupied 2-bedroom, 1-bath unit with upgraded finishes - 813 SF.
- Unit C: Leased 2-bedroom, 1-bath unit mirroring Unit B in layout and design - 813 SF.

The property features gated off-street parking, private entry, central air and heating, in-unit laundry, backyard space, and a full fire sprinkler system. Strategically located off South Carrollton Avenue near Tulane Avenue, the property offers excellent connectivity within the Mid-City neighborhood and easy access to major New Orleans corridors.

LAND SIZE: 3,618 sf

BLDG SIZE: 3,144 sf

PRICE: \$695,000

ZONING: HU-MU

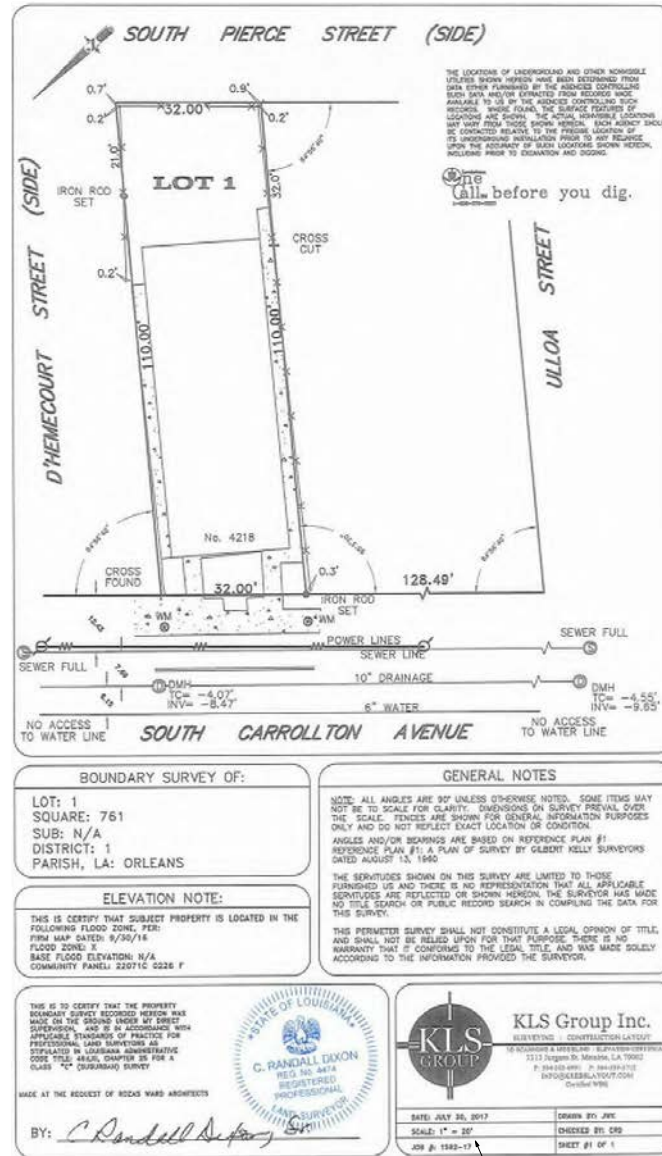
DEMOGRAPHICS

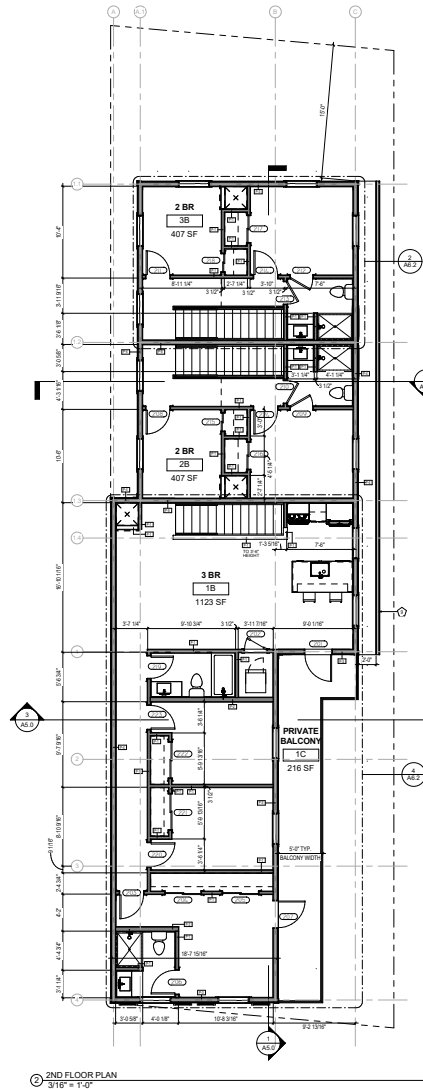
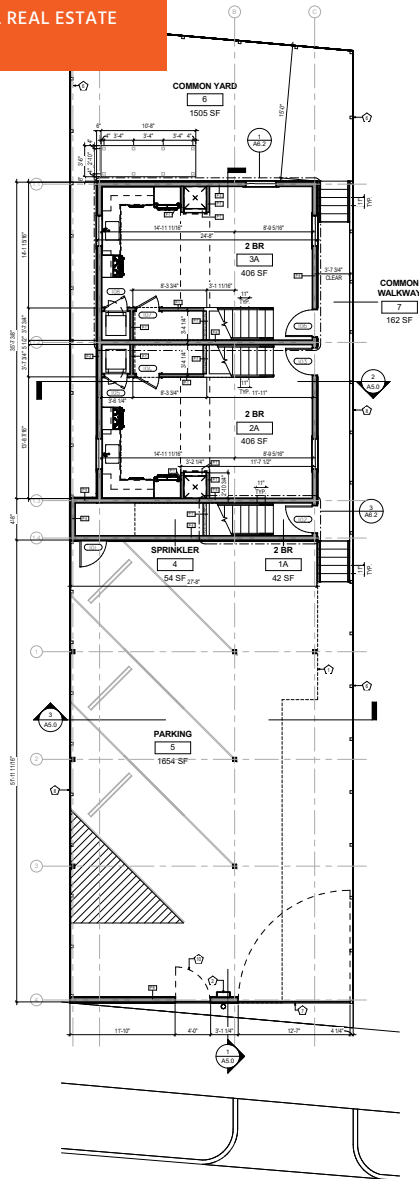
DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	11,275	32,715	236,046
AVERAGE HH INCOME	\$86,320	\$94,490	\$102,127



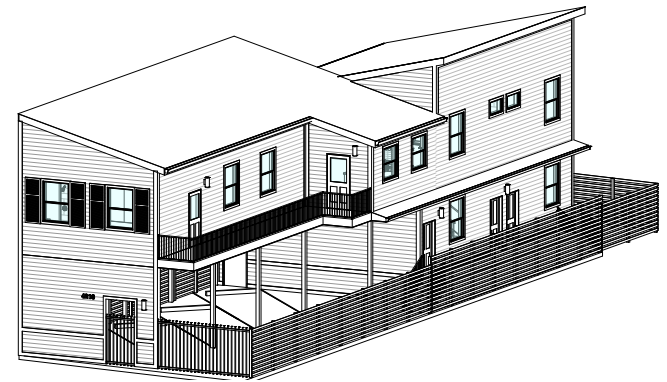
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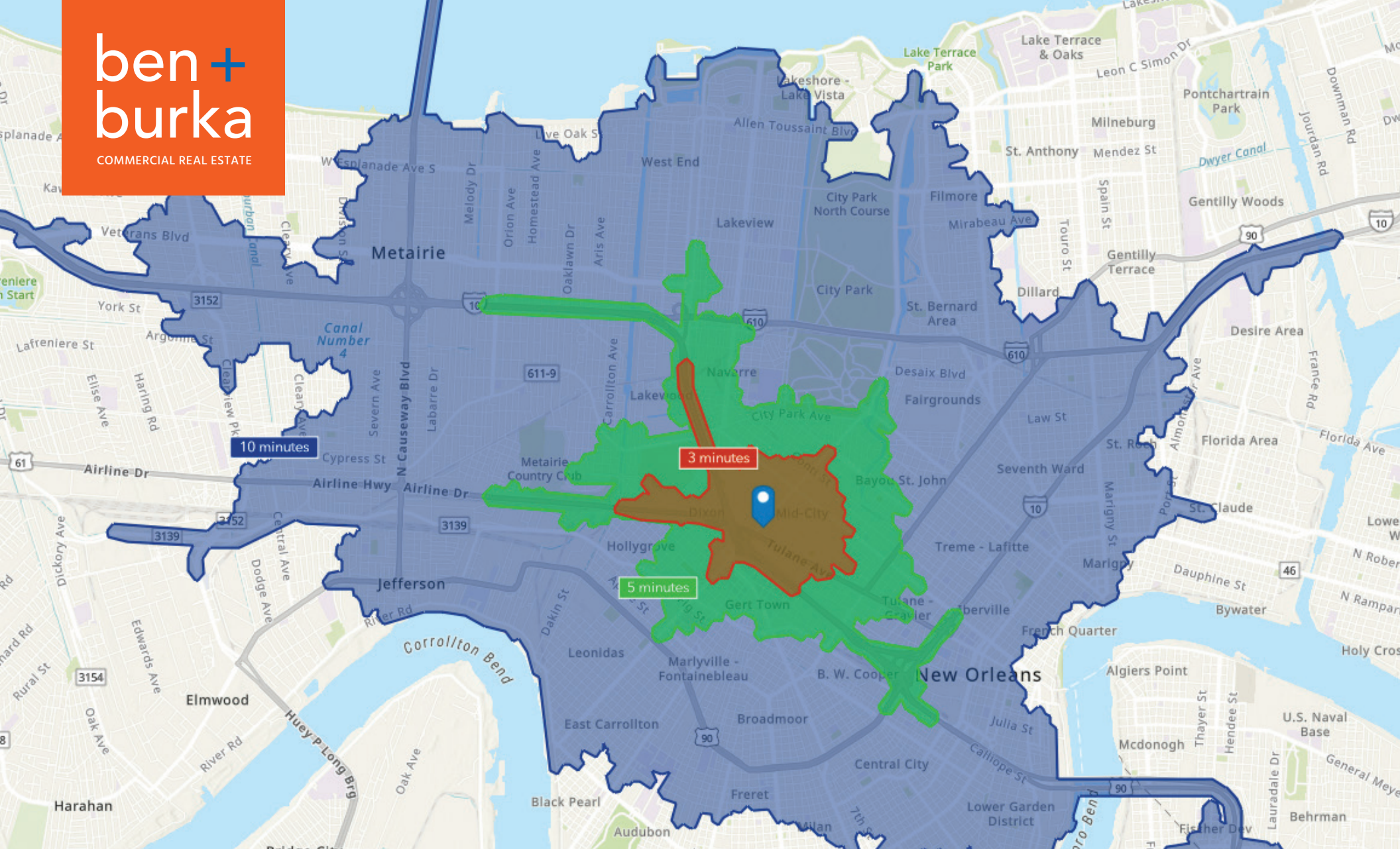


PROJECT MASSING



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DRIVE TIME MAP

📍 4218 S. Carrollton Avenue, New Orleans, LA 70119



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

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