



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

NEW PRICE

OFFICE/MIXED USE | FOR SALE

Arabi Office Building and Land for Sale

7701 St. Bernard Highway

ARABI, LA 70032

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BUILDING AND LAND FOR SALE

7701 W St. Bernard Highway, Arabi, LA 70032

DESCRIPTION

This 7,923-sf office building is situated on a 1.2-acre lot in historic Arabi. The property is zoned C-2 / R-1, supporting multiple uses and offering outstanding visibility along the heavily trafficked St. Bernard Highway, making it highly attractive for any business or retailer seeking to establish or expand in the area. Arabi has recently experienced significant population growth, as residents and businesses continue to recognize the value of the area and its proximity to Downtown New Orleans.

The portion of the building fronting St. Bernard Highway

features a 3,065-sf office space in good condition that has been consistently leased from 2003 to 2023. Wrapping around the finished space, there is a unfinished unit that includes 3,974 sf on the first floor and 884 sf on the second floor, allowing flexibility to customize the layout for specific needs.

The additional land at the back of the property provides an opportunity to extend the existing building, construct a residential unit, or add parking. It is partially paved.

OVERVIEW

SIZE

7,923 sf building on 1.2 acres
(sizes are approximate)

SALE PRICE

\$690,000 \$720,000

ZONING

C-2/R-1

**Seller financing available for
qualified buyers**



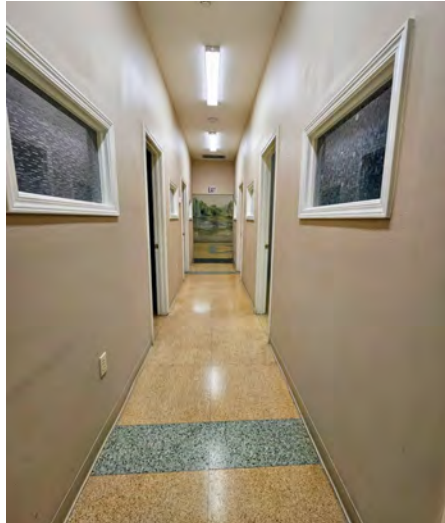
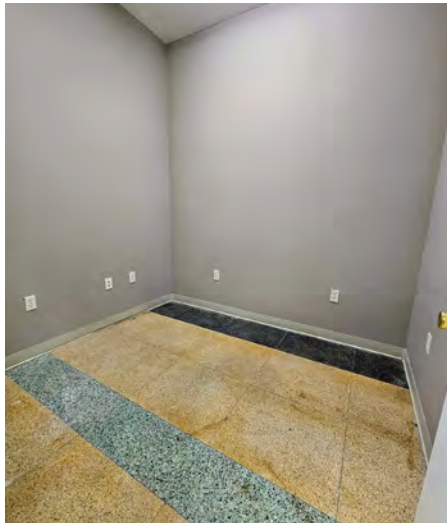
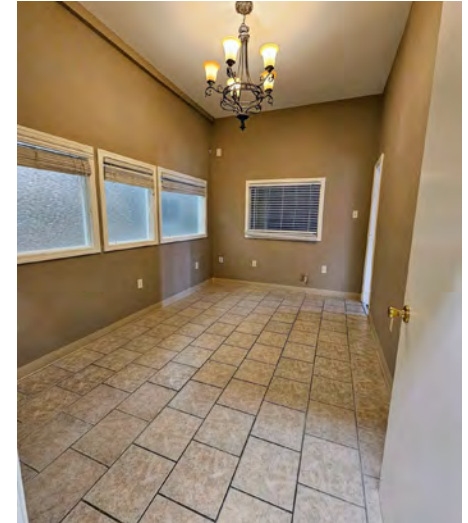
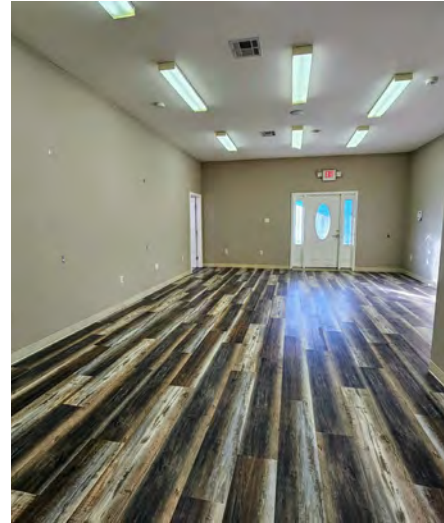
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PICTURES



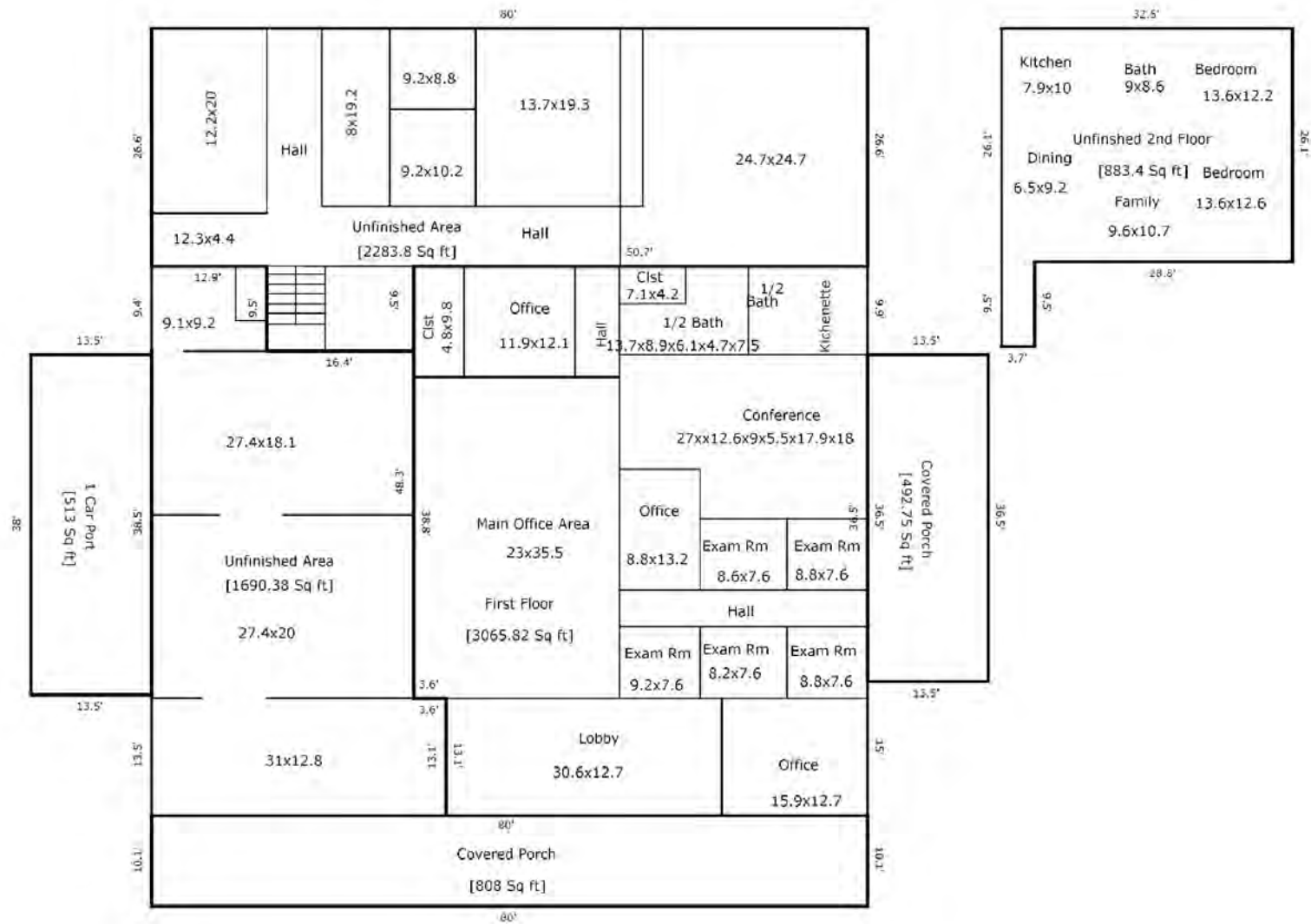
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FLOOR PLAN



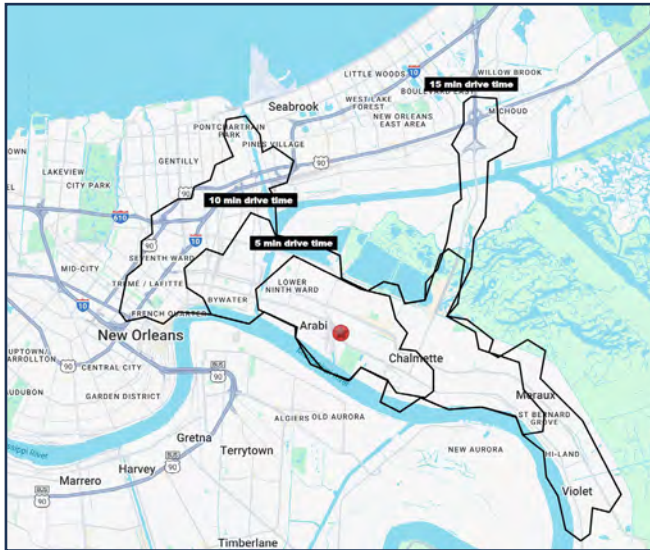
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DEMOGRAPHICS & ZONING



DEMOGRAPHICS (EST. 2024)

Drivetime:	<u>5 min.</u>	<u>10 min.</u>	<u>15 min.</u>
Population:	21,460	54,408	105,877
Average HH Income:	\$62,267	\$71,091	\$67,586
Daytime Population:	5,801	12,317	34,416

ZONING

SINGLE FAMILY RESIDENTIAL (R-1)

This residential zoning district is established to provide for residential neighborhoods that are in harmony with the natural features of the land and the needs of St. Bernard Parish residents, both present and future.

GENERAL COMMERCIAL (C-2)

This business zoning district is established to provide for a diversity of commercial and industrial areas, including mixed use development, that are in harmony with the natural features of the land and the needs of St. Bernard Parish residents, both present and future. The aim is to promote economic development, provide job opportunities, generate tax revenue, and to protect the public health, safety, and general welfare of the community.

Permitted uses include retail and service uses, grocery, restaurant, general office uses, and medical offices.



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