

Riverboat Travel Park

6232 Chef Menteur Hwy, New Orleans, LA 70126



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\$

Listing Price
\$940,000



of RV Pads
67



Lot Size
1.7 Acres

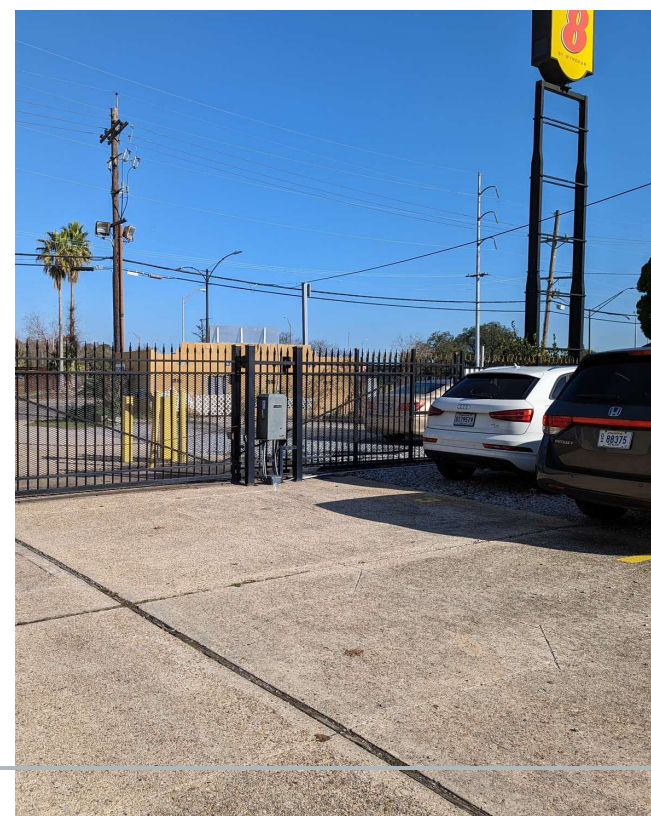
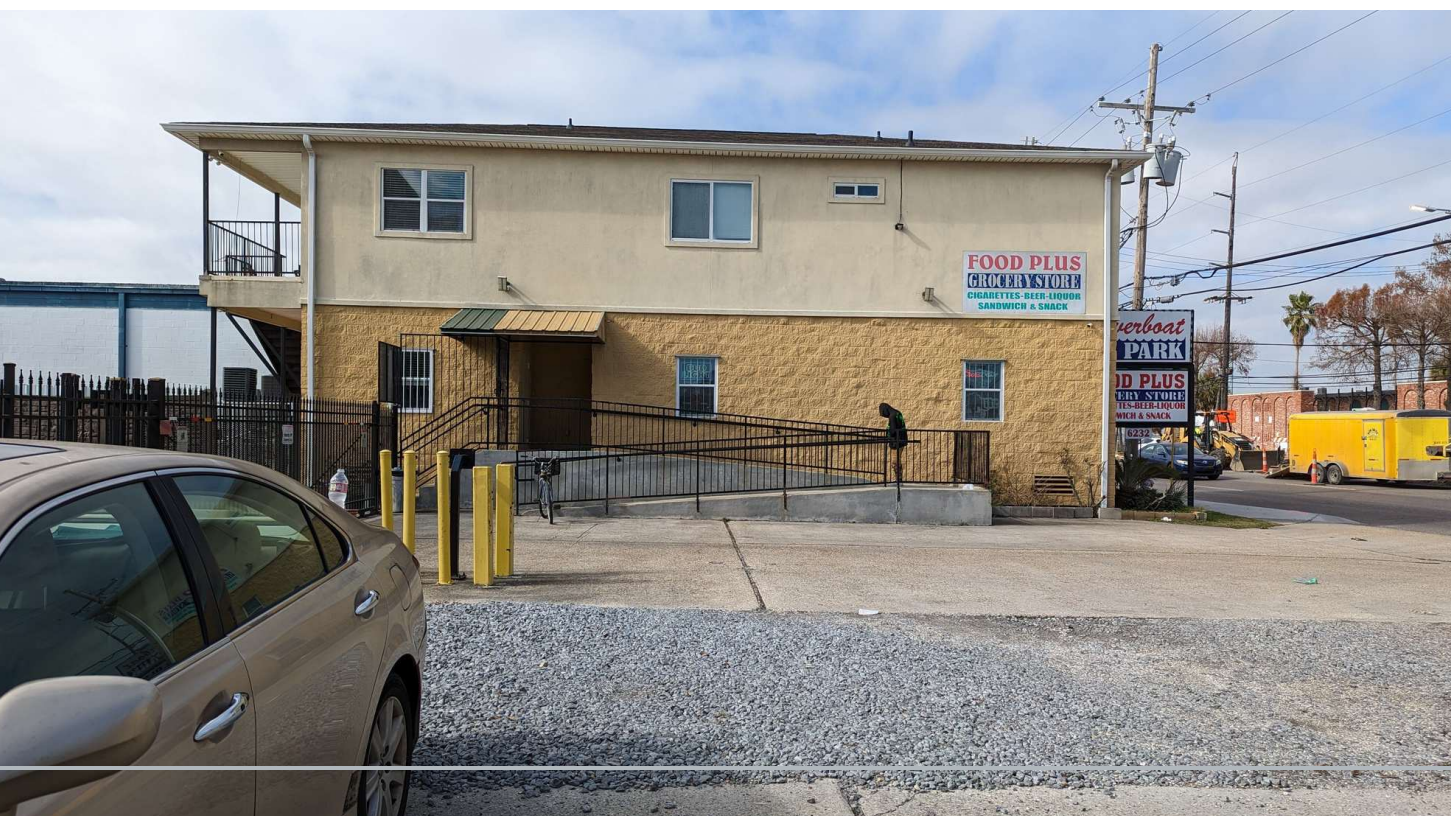
FINANCIAL

Listing Price	\$940,000
Blended Cap Rate	9.6%

OPERATIONAL

Gross SF	3,200 SF
Residential SF	2,336 SF
Commercial SF	1,144 SF
RV Pad Sites	67
Lot Size	1.7 Acres (74,052 SF)
Year Built	1972
Year Renovated	2024





INVESTMENT OPPORTUNITY

This mixed-use property presents an exceptional investment opportunity, offering multiple revenue streams with high market demand. The property boasts a stabilized NOI and significant upside potential through operational efficiencies and rental growth. With strong fundamentals and below-market pricing, this asset provides an attractive entry point for investors seeking a diverse income source.

Additionally, the property benefits from a well-balanced combination of retail, multifamily, and RV park revenue, enhancing overall stability. Positioned for long-term appreciation, this investment offers a solid return with market-aligned cap rates and opportunities for enhanced profitability through strategic management.

PROPERTY OVERVIEW & HIGHLIGHTS

- Multifamily Unit: 3-Bedroom apartment
- Retail (C-Store): 1,144 SF, serving residents and travelers
- RV Park: 67 rentable pads
- Gated Entry & Paved Roads
- Guest Laundry & Showers
- Prime Location
- Stabilized Market Cap Rates
- Below Market Value
- Expansion Opportunity



PROPERTY SUMMARY

Sale Price:	\$940,000
Lot Size:	1.7 Acres
Building Size:	3,200 SF
Residential SF:	2,336 SF
Commercial SF:	1,144 SF
Year Built:	1972
Year Renovated:	2024
Occupancy:	Varies



EXCLUSIVELY LISTED BY

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