



COMMERCIAL/RESIDENTIAL PROPERTY FOR SALE

4108-4110 Saint Claude Avenue
New Orleans, LA 70117

Presented By:

Alex Peet

Commercial Sales & Leasing
504.407.9012
apeet@rampartcre.com

Reed Wiley, CCIM

Associate Director | Commercial Sales & Leasing
504.236.7816
rwiley@rampartcre.com



OFFERING SUMMARY

Sale Price:	\$460,000
Lot Size:	+/-3,600 SF
Building Size:	+/-3,275 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,317	2,631	6,505
Total Population	2,473	5,011	13,054
Average HH Income	\$72,286	\$69,698	\$63,815

RENOVATIONS & UPGRADES

Exterior

- Original siding replaced with Hardie Board.
- Rain Shield installed on building.
- New HDLC-approved gutters and drains.

Structural & Safety

- Foundation bolted.
- Hurricane clips installed.
- New structural beam installed across the first-floor ceiling (building to porch).
- Reinforced second-floor area to support heavy items.

Windows & Doors

- New low-E, insulated double-pane windows installed (front windows preserved per HDLC requirements).
- Double steel exit doors added at the rear.
- Original doors stripped and ready for refinishing or sealing.

Interior Work

- Rooms, closets, bathrooms, and utility spaces are framed on both floors.
- Loft addition built above the second floor, with circular iron staircase access.

Finishes & Special Treatments

- Porch flooring upgraded with multiple Acrylastic coats over a fully reinforced, fully adhered elastomeric membrane.



PROPERTY HIGHLIGHTS

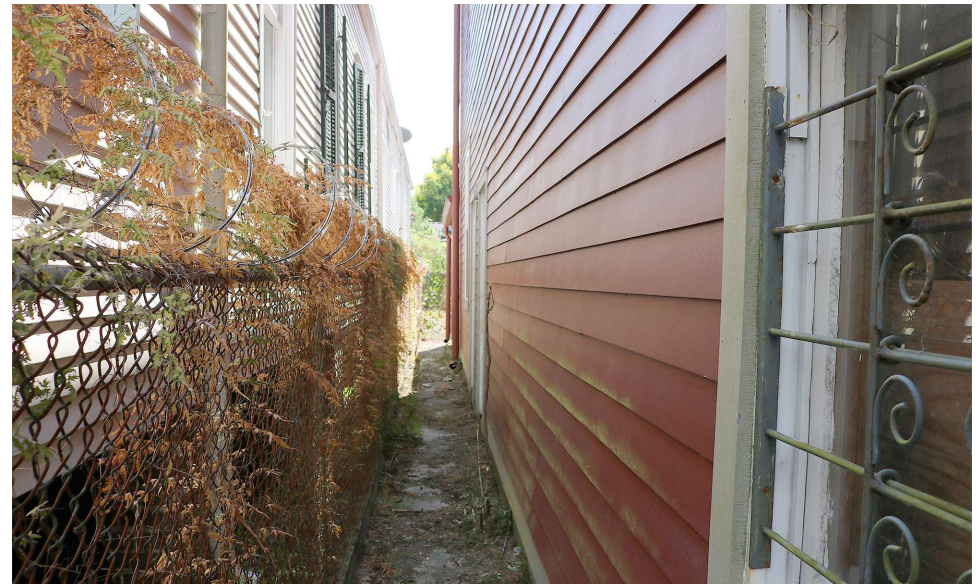
Development-ready mixed-use property available for acquisition at 4108-10 St. Claude Avenue. With 30 feet of frontage along the high-traffic St. Claude corridor, this distinctive property offers strong visibility and an excellent opportunity for a redevelopment project in one of the city's most dynamic commercial districts. The offering features ±3,275 SF of existing improvements sited on ±3,600 SF of land. The property is zoned HMC-2 (Historic Marigny/Tremé/Bywater Commercial District), allowing for a multitude of uses. All measurements are approximate/not guaranteed and are to be verified by the purchaser. Zoning, Overlays, and Intended Use are to be verified by the purchaser. Property to be sold in "as is, where is" condition with a Waiver of Redhibition to be executed and made part of the sale documents.

ZONING

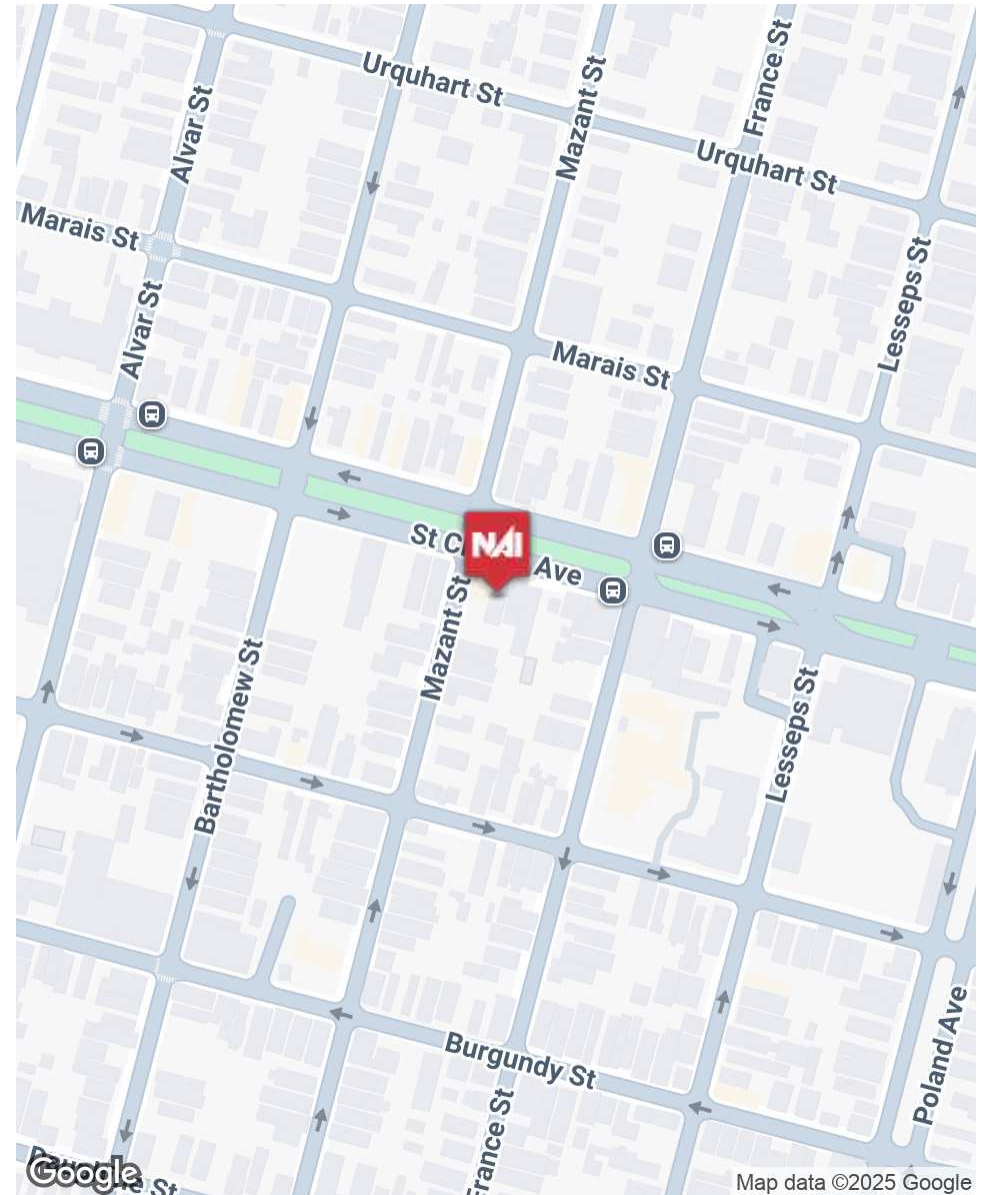
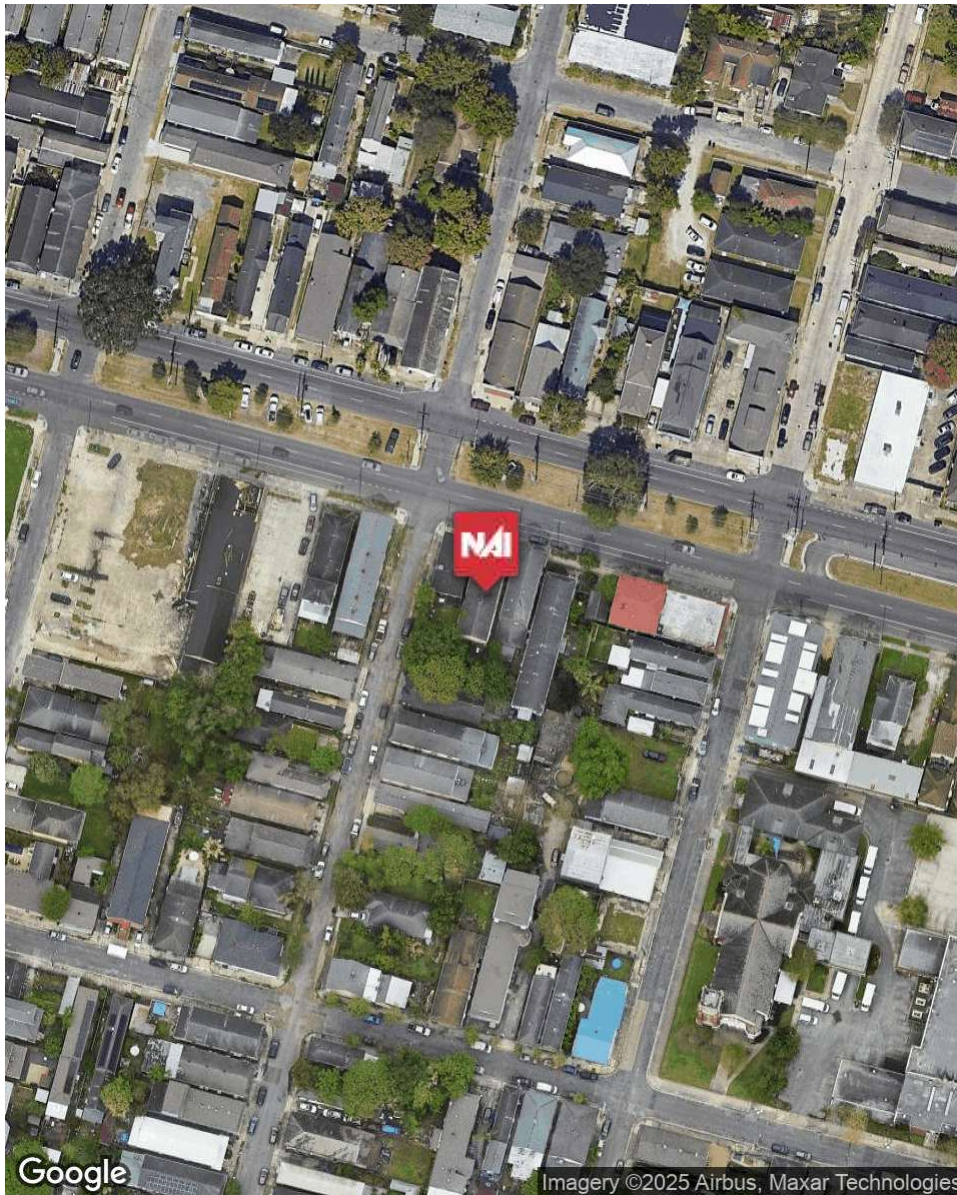
HMC-2 (Historic Marigny/Tremé/Bywater Commercial District) | The HMC-2 Historic Marigny/Tremé/Bywater Commercial District is intended to permit more intensive commercial uses than the HMC-1 District, yet protect the historic character of the Marigny/Tremé/Bywater area. The district includes the peripheral properties in Marigny/Tremé/Bywater that front on major traffic arteries and can provide access for more intense commercial uses. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing.

AGENT REMARKS

Please do not tour the property without a listing agent being present. Call/email listing agents to schedule all appointments and allow a 24-hour minimum notice for all showings. An executed Hold Harmless agreement will be required for all showings. All measurements are approximate/not guaranteed and are to be verified by the purchaser. Zoning, Overlays, and Intended Use are to be verified by the purchaser. Property to be sold in "as is, where is" condition with a Waiver of Redhibition to be executed and made part of the sale documents.



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For More Information:

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NAI Rampart

430 Notre Dame Street
New Orleans, LA 70130

www.rampartcre.com