#### MELISSA S. WARREN, CCIM

Office: 504-523-4481 Direct: 504-620-8148 mwarren@stirlingprop.com

### **IUOE 406 OFFICE BUILDING**

7370 Chef Menteur Highway New Orleans, LA 70126

**SUMMARY** 

AERIAL

LIRVEY

PHOTOS

DEMOGRAPHICS

### FOR SALE

#### PROPERTY OVERVIEW

7370 Chef Menteur Highway is an excellent location for a medical office, a government user, a house of worship, or a service-oriented business. This well-maintained, elevator-served, two-story office building has a well-designed floor plan consisting of a waiting room with offices on the 1st floor and a spacious assembly room on the 2nd floor.

Built in 1969 and occupied since by the International Union of Operating Engineers - Local 406, the property offers ample parking with nearly 36,000 SF of paved parking surface and +/- 1.5 acres of yard that can be utilized for staging, storage, or recreational use. The location has fast, convenient access to Interstate 10.

### **PRICE**

• \$975,000

#### **BUILDING INFO**

- Total Building +/- 15,000 SF
- First Floor: Large waiting room, conference room, and kitchen/breakroom
- Second Floor: Spacious assembly room with kitchen
- Year Constructed 1969
- Year Renovation 2006

### LAND INFO

- Total Lot Size 2.8 Acres
- Paved Parking Area
  +/- 36,000 SF
- Rear Yard +/- 1.5 Acres
- Zoning C-1











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**AERIAL Airport** Lakefront Airport THE UNIVERSITY of NEW ORLEANS ± 6,500 Students Seabrook **New Orleans East Hospital** Walmart: Old Gentilly Rd Walmart: De Saix Blvo Main Outfall Canal 7370 CHEF MENTEUR HIGHWAY **NEW ORLEANS, LA 70126** (39) **New Orleans** Downtown SHOE DEPT. French (39) Quarter St. Bernard Ne Orleans **Parish Hospital** Chalmette

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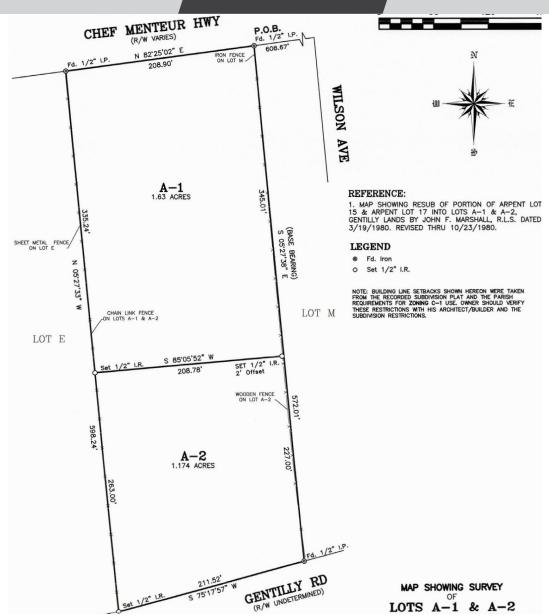
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SUMMARY AERIAL SURVEY PHOTOS DEMOGRAPHIC

Click image for larger view





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PHOTOS



















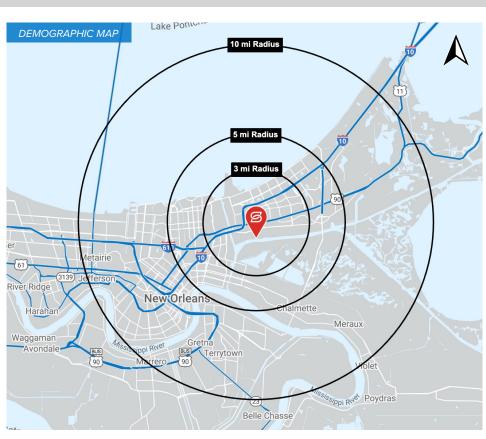
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SUMMARY AERIAL SURVEY PHOTOS DEMOGRAPHICS





### 2025 DEMOGRAPHICS

_	3 MILE	5 MILE	10 MILE
POPULATION	57,112	163,745	530,677

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AVG. HH INCOME	\$57,452	\$68,402	\$94,793

2 NAIL E

ENAME

_	3 MILE	5 MILE	10 MILE
HOUSEHOLDS	22,131	69,307	232,173

40 NAIL E