



RIDGEWOOD GYM/SCHOOL FOR SALE

201 Pasadena Avenue Ridgewood, Gym Building, Metairie, LA 70001

MATT EATON, CCIM • PARTNER

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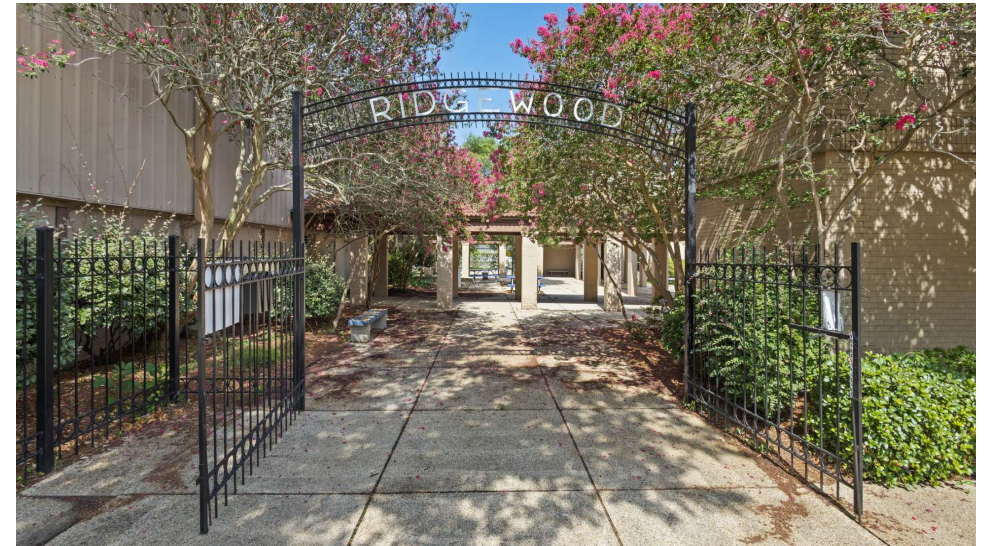
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PROPERTY DESCRIPTION

Southeast Commercial is pleased to present the Ridgewood Preparatory Gymnasium building for sale. This property includes the gymnasium, locker room, band area and classroom building. The gym recently had 25 tons of HVAC and spray foam installed and is now fully climate controlled.

The property is broken into two large parcels, the gymnasium building which is 19,403 square feet and the vacant parcels located across Giuffrias Avenue. The vacant parcel was previously used as an athletic field and measures 19,250 square feet.

The building features two zoning designations: C-2 and R-2. The portion housing the locker room, band area, and classroom is zoned C-2 General Commercial, while the gym is zoned R-2 Two-Family Residential. Additionally, the vacant lots across the street are zoned R-2, Two-Family Residential.

Property can be sold as a package or separately:

Main Campus (Building 1) with parking lot #1 - \$2,300,000

Gym (Building 2) with parking lot #2 - \$3,100,000

OFFERING SUMMARY

Sale Price of Gym w/Parking Lot:	\$3,100,000
Building Size:	19,403 SF
Parking Lot Size:	19,250 SF
Zoning:	C-2 & R-2

SPECIAL PURPOSE PROPERTY FOR SALE

PROPERTY SUMMARY





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SPECIAL PURPOSE PROPERTY FOR SALE

AERIAL



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>





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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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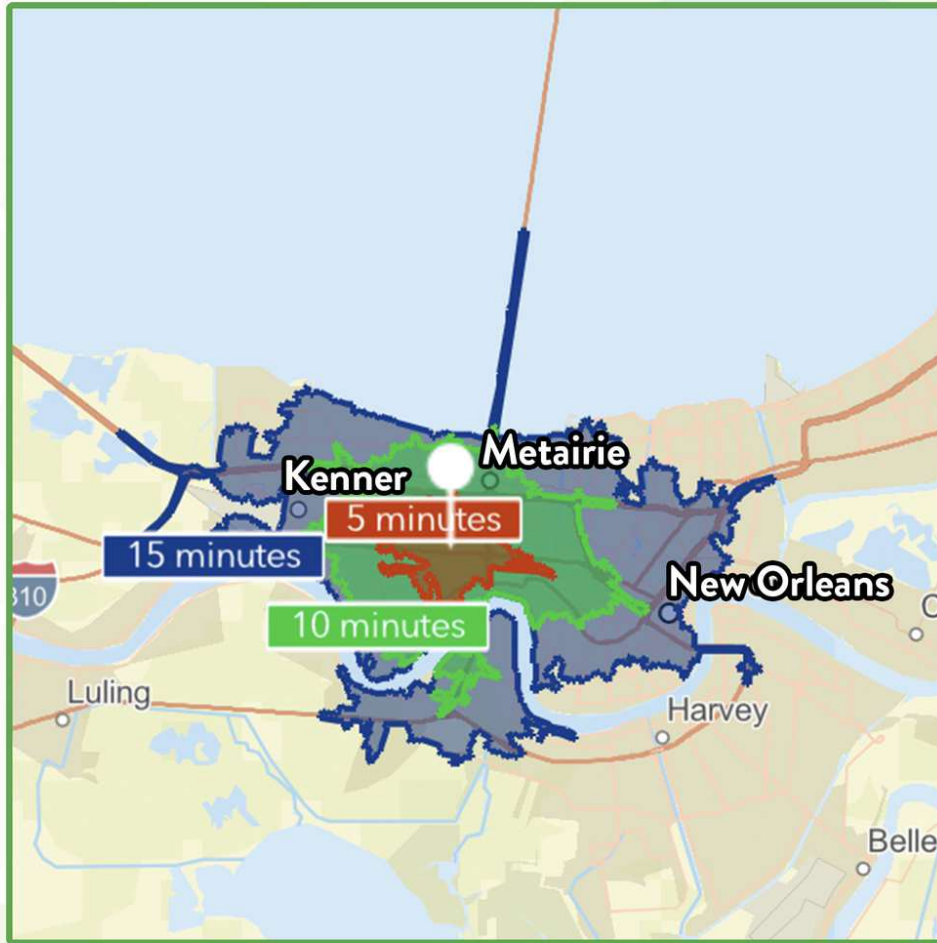
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\$91,493

Average Household Income
within 15 minutes of site.



39.6

Median Age
Within 15 minutes of site.



205,313

Number of housing units
within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	30,287	156,364	409,616
Average HH Income	\$90,504	\$90,079	\$91,493
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	29,761	155,088	405,499
Average HH Income	\$102,603	\$101,850	\$104,281

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

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AREA DEMOGRAPHICS

