

# SALE

## ST CLAUDE OFFICE BUILDING

3401 Saint Claude Ave New Orleans, LA 70117



**SALE PRICE**

**\$739,000**

**Ron Patron**  
(504) 566-1777

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### PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of the Bywater area, this 5,737 SF building boasts 8 units ideally suited for office space. Originally constructed in 1960 and thoughtfully renovated in 2024, the property features a modernized interior, offering a turnkey solution for discerning investors. Zoned HMC-2 and strategically located, this property presents an excellent opportunity for those seeking a strategic investment in the vibrant Bywater district. With its attractive features and potential for significant returns, this property represents the ideal choice for investors looking to capitalize on the thriving commercial real estate market in New Orleans.

### PROPERTY HIGHLIGHTS

- 5,737 SF building
- 8 units

### OFFERING SUMMARY

|                  |           |
|------------------|-----------|
| Sale Price:      | \$739,000 |
| Number of Units: | 8         |
| Lot Size:        | 3,600 SF  |
| Building Size:   | 5,737 SF  |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 1,305     | 3,227     | 8,166    |
| Total Population  | 2,449     | 6,126     | 15,923   |
| Average HH Income | \$72,836  | \$69,110  | \$64,035 |

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### LOCATION DESCRIPTION

Discover the vibrant neighborhood surrounding the St. Claude Office Building in the heart of the Bywater district. Enjoy a dynamic mix of historic charm and modern amenities, with an eclectic array of art galleries, trendy cafes, and unique boutiques. The location provides convenient access to the bustling St. Claude Avenue, known for its thriving arts scene and cultural diversity. Embrace the local community spirit and explore nearby attractions such as Crescent Park, offering stunning views of the Mississippi River, and the St. Roch Market, a food hall showcasing the best of New Orleans' culinary scene. Immerse yourself in the energy and creativity of this sought-after area, offering an exciting opportunity for office building investment or owner occupant.

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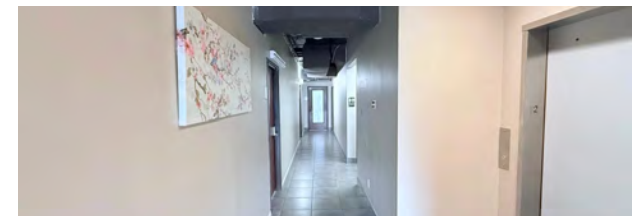
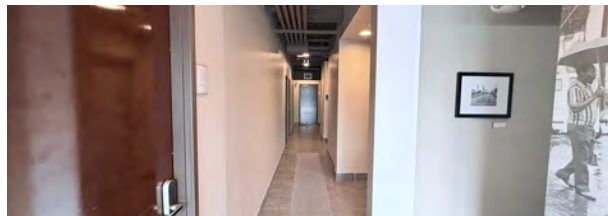
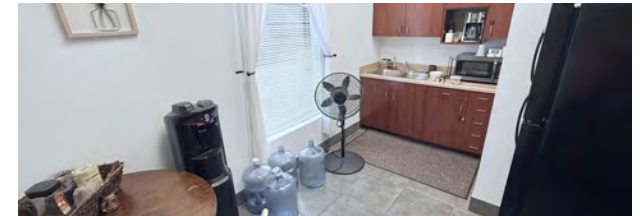
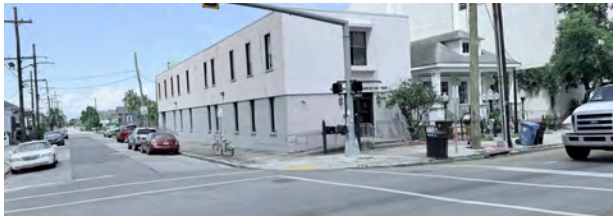


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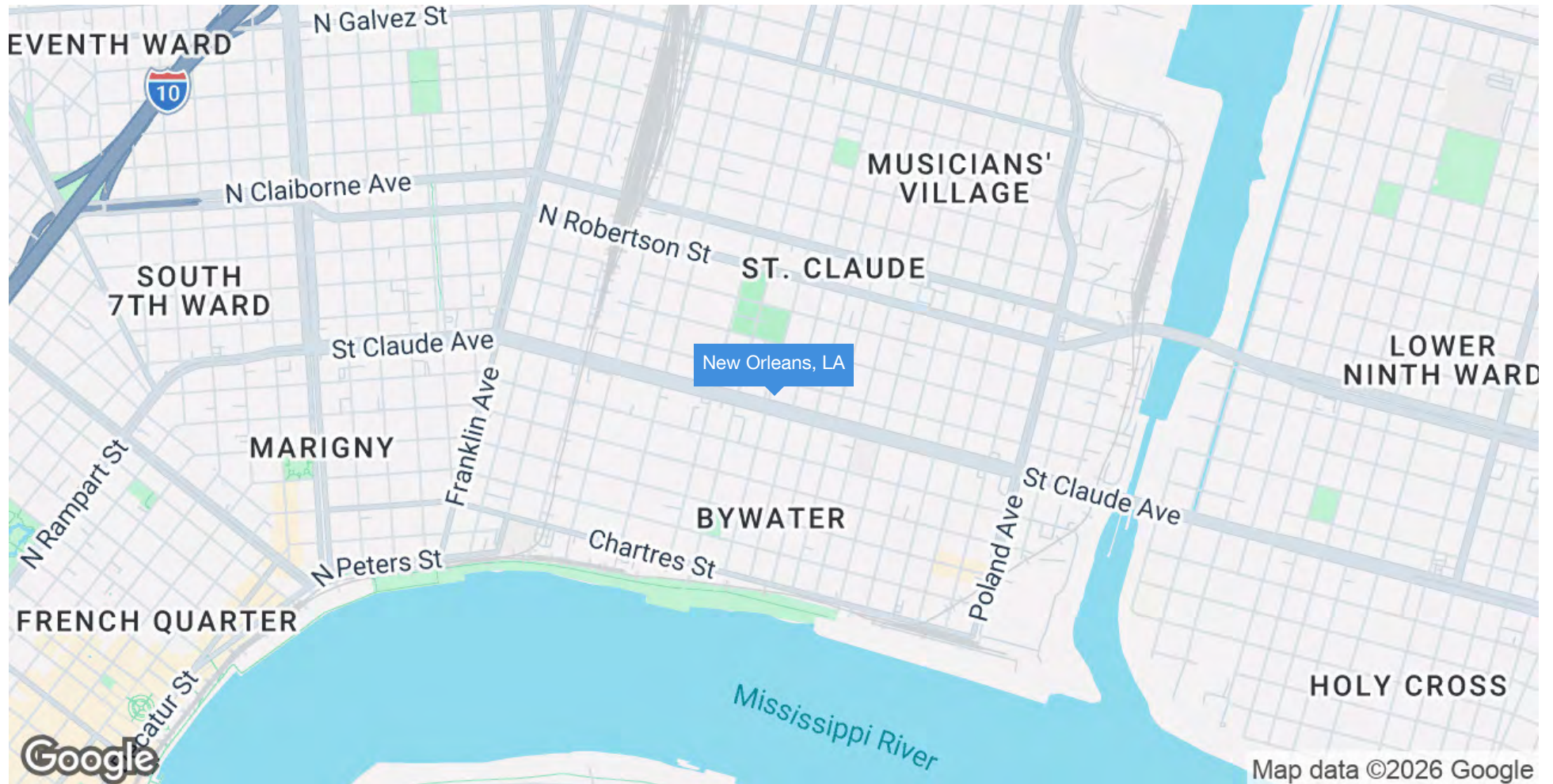


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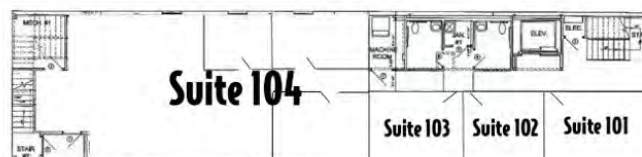
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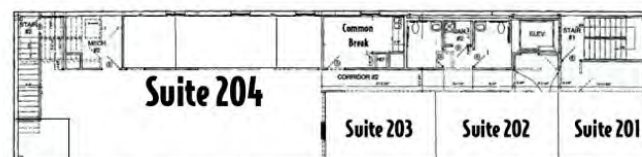
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### 1st Floor



### 2nd Floor



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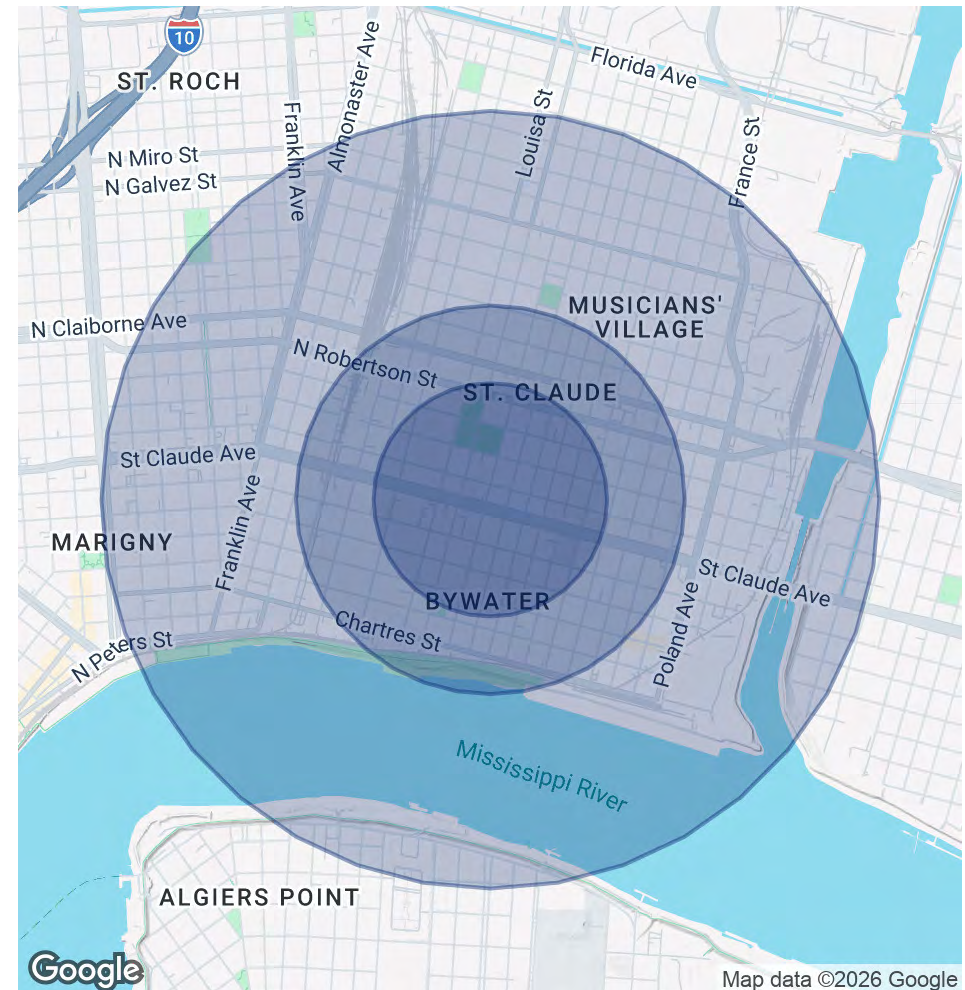
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 2,449     | 6,126     | 15,923 |
| Average Age          | 43        | 42        | 42     |
| Average Age (Male)   | 43        | 42        | 42     |
| Average Age (Female) | 43        | 42        | 42     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,305     | 3,227     | 8,166     |
| # of Persons per HH | 1.9       | 1.9       | 1.9       |
| Average HH Income   | \$72,836  | \$69,110  | \$64,035  |
| Average House Value | \$462,333 | \$447,491 | \$403,249 |

2020 American Community Survey (ACS)



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