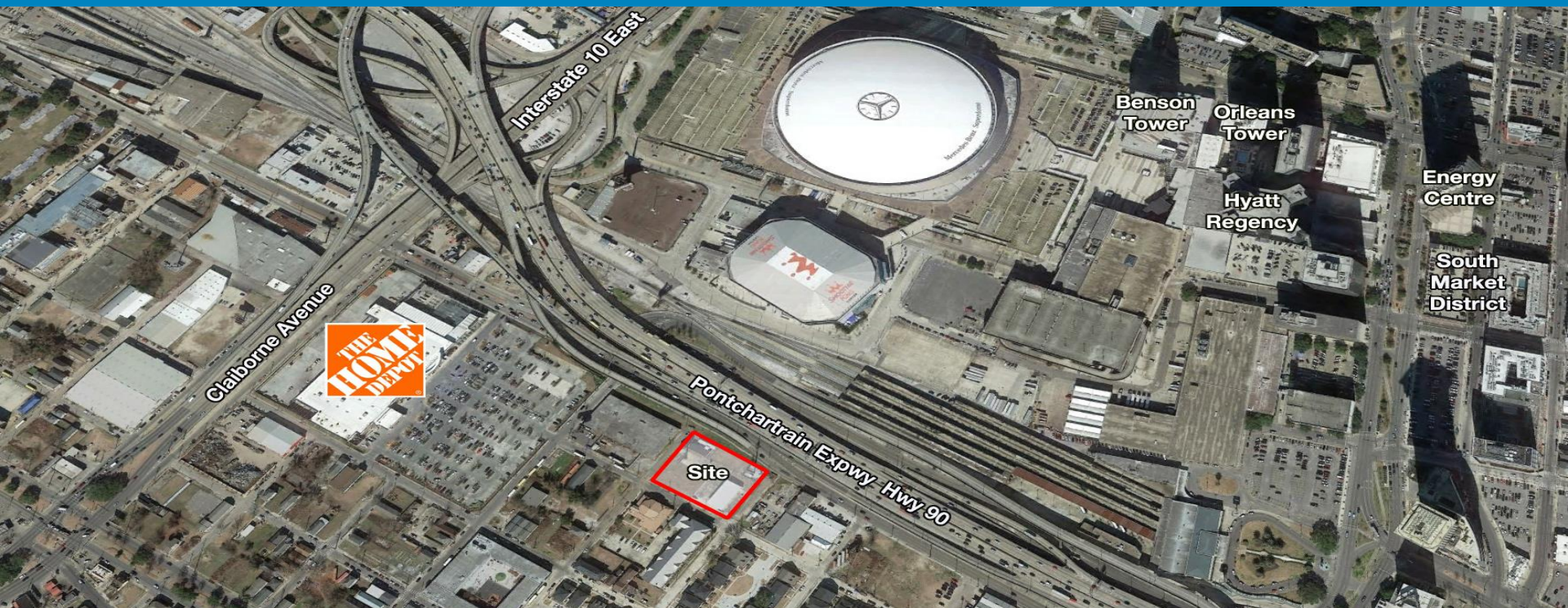




# INDUSTRIAL BUILDING w/LAND OR DEVELOPMENT SITE FOR SALE

## 2431 CLIO STREET | NEW ORLEANS, LA



### ADDRESS

2431 Clio Street, fronts on Earhart Blvd and Pontchartrain Expressway, corner Freret St.

### ZONING

Zoned C-2 (Auto-Oriented Commercial District). Future land use development is MUM (Mixed-Use, Medium Density).

### LAND AREA

64,895 +/- Sq. Ft. of land bounded by Pontchartrain Expressway/Earhart Boulevard, South Robertson Street, Clio Street and Freret Street.

### ADDITIONAL

Close proximity to CBD, Home Depot, Smoothie King Center and Mercedes Benz Superdome. Slab of former warehouse remains. Property is located in Louisiana Opportunity Zone, which incentivizes investors by deferring and lowering capital gains taxes, depending on length of holding period.

### BUILDING DATA

5,000 sq. ft. clear span, ground level warehouse built in 2009 with loading via two 12' x 16' overhead doors; paved/fenced yard area. Electrical service is present.

### INCOME

Communications Tower and Billboard provide monthly income; available upon request.

### SALE PRICE

\$1,170,000

Max J. Derbes, Inc.  
REALTORS ■

### CONTACT

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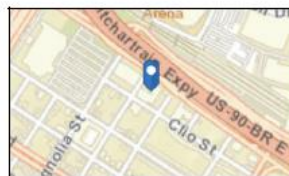
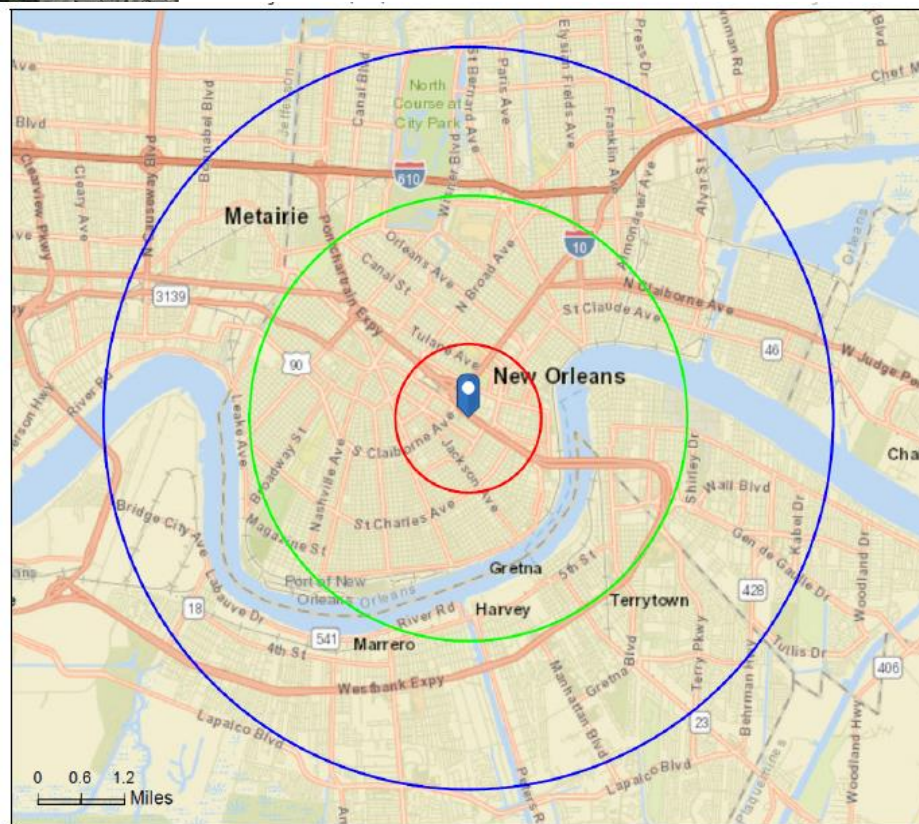
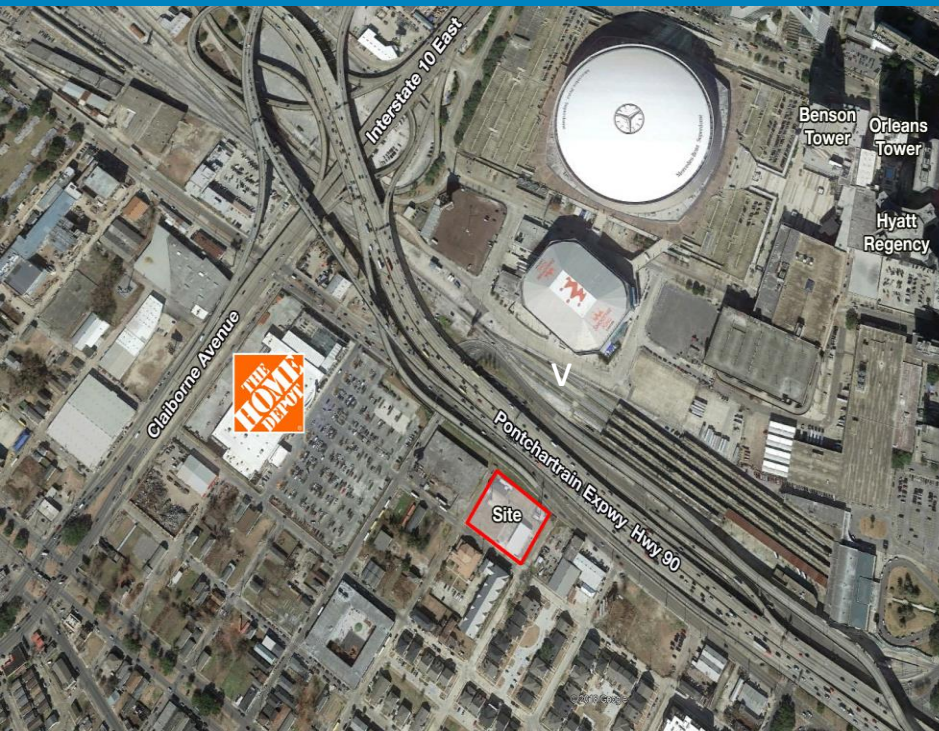






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## 2431 CLIO STREET | NEW ORLEANS, LA



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
POPULATION	21,704	174,113	184,995
AVERAGE HOUSEHOLD INCOME	\$55,605	\$67,605	\$64,296

Max J. Derbes, Inc.  
REALTORS ■

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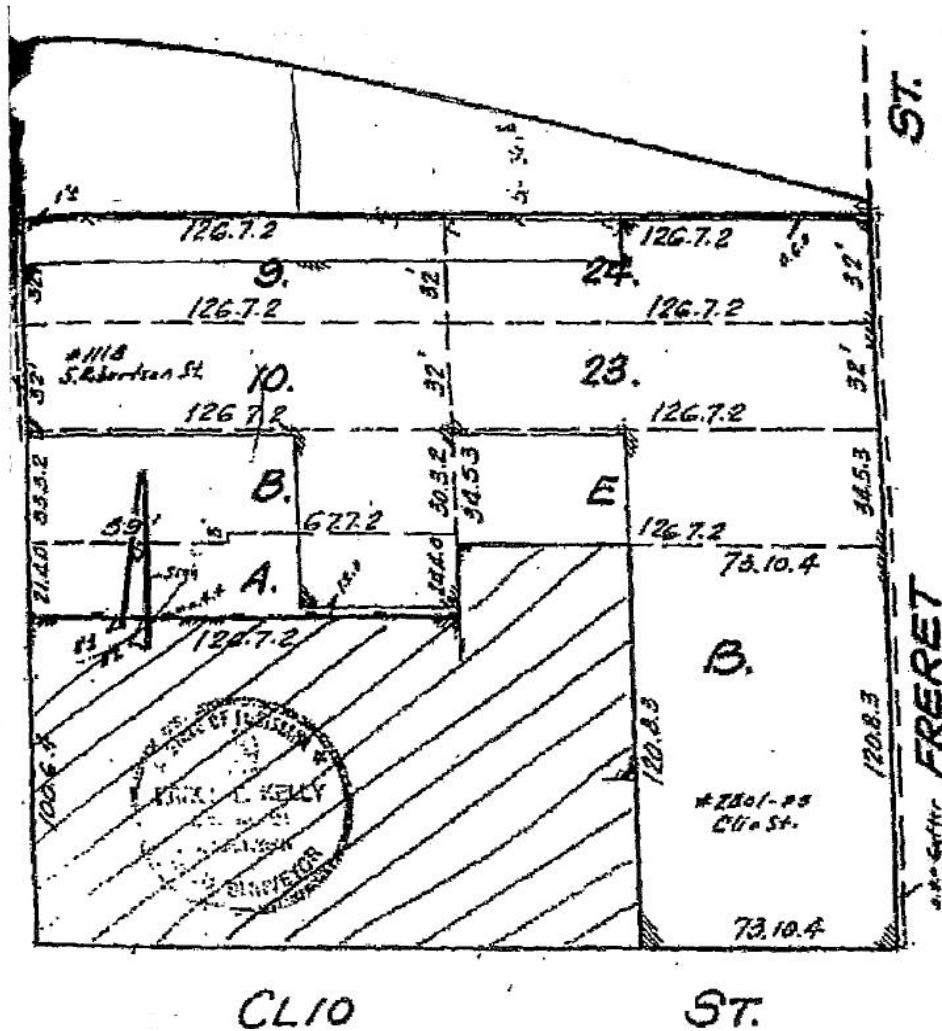
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SURVEY



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