



Each office independently owned and operated

FOR SALE

CAMERON LOMBARDO, CCIM  
REMAX COMMERCIAL BROKERS, INC.  
3331 SEVERN AVENUE SUITE 200  
METAIRIE, LA 70002

# 8301 Olive Street, New Orleans, LA



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## OFFERING SUMMARY

**Sale Price: \$599,000**

**Land Size: 30,050 Square Feet**

**Zoning: HU-MU**

## PROPERTY DESCRIPTION

Prime development opportunity in the heart of Hollygrove. 8301 Olive Street is a vacant land site zoned HU-MU (Historic Urban - Mixed Use), allowing for a wide range of uses including multi-family, single-family residential, and light industrial. The flexible zoning makes this site ideal for investors and developers seeking a versatile project in an established neighborhood.

Formerly the site of the Holly Grove Market, the property is prominently positioned directly across from Carrollton Boosters, offering strong neighborhood presence and visibility.

Ownership has preliminary development plans for a microbrewery concept, which benefits from 10 grandfathered parking spaces, a valuable asset in this urban setting.

The property may qualify for the Restoration Tax Abatement (RTA) Program and Louisiana New Markets Tax Credit Program, presenting potential financial incentives for eligible redevelopment projects. A Phase I Environmental Site Assessment has been completed with no Phase II required, streamlining the due diligence process.

Seller is willing to consider owner financing, providing additional flexibility for qualified buyers.

This is a rare opportunity to secure a strategically located, incentive-eligible development site in one of New Orleans' evolving corridors.



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 REMAX COMMERCIAL BROKERS, INC.  
 3331 SEVERN AVENUE SUITE 200  
 METAIRIE, LA 70002  
 clombardo@nolacommercial.com  
 504-838-0001

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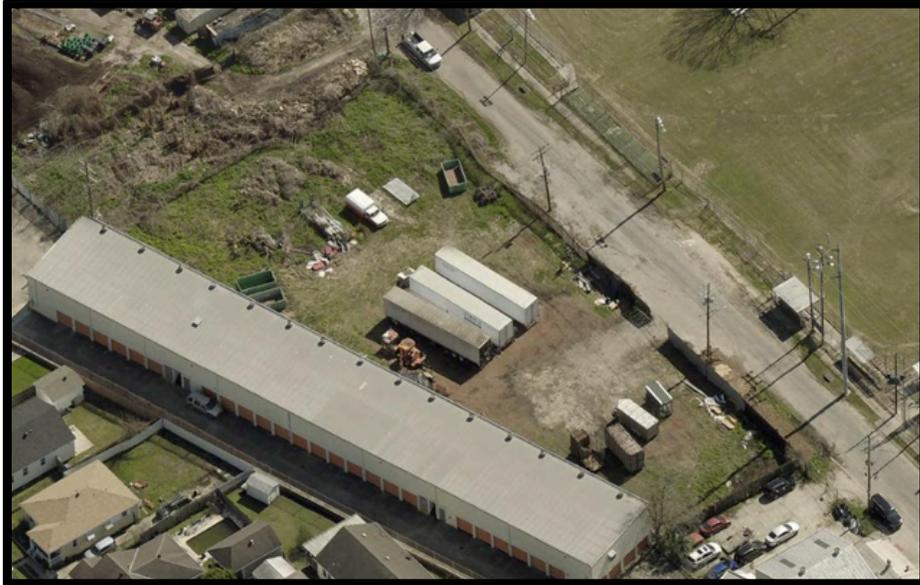
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ADDITIONAL PHOTOS

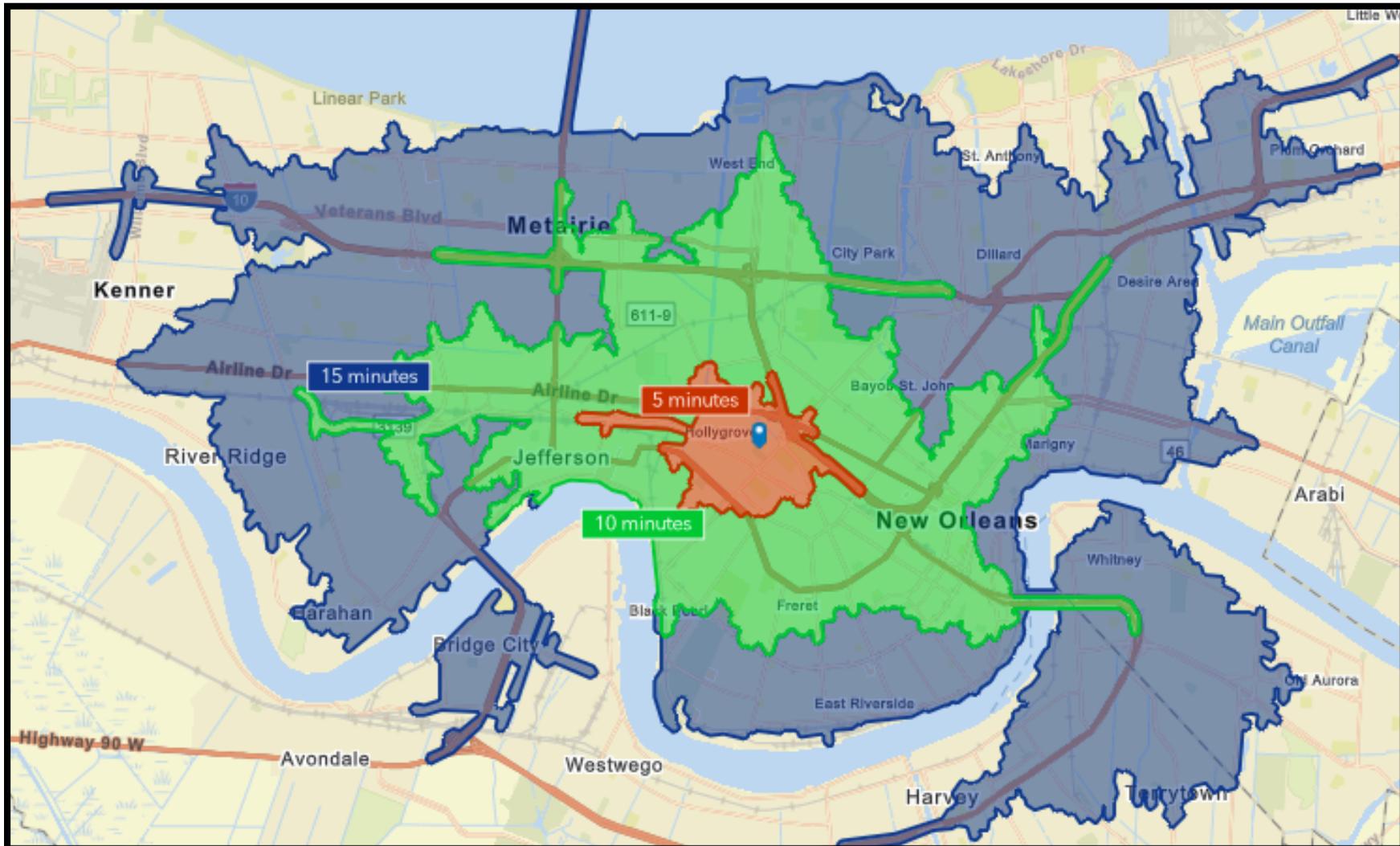
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DRIVE TIMES

# 8301 Olive Street, New Orleans, LA

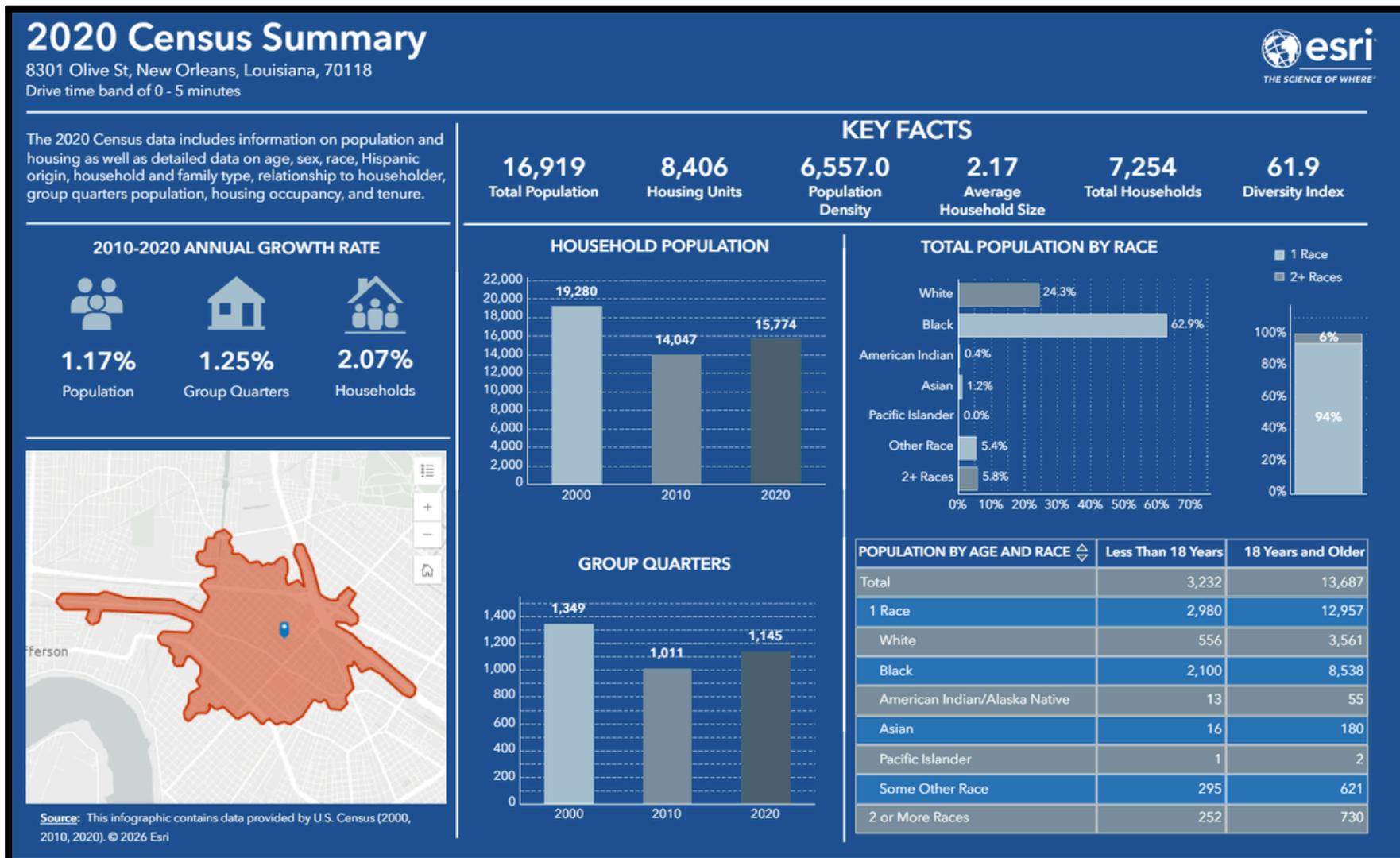


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