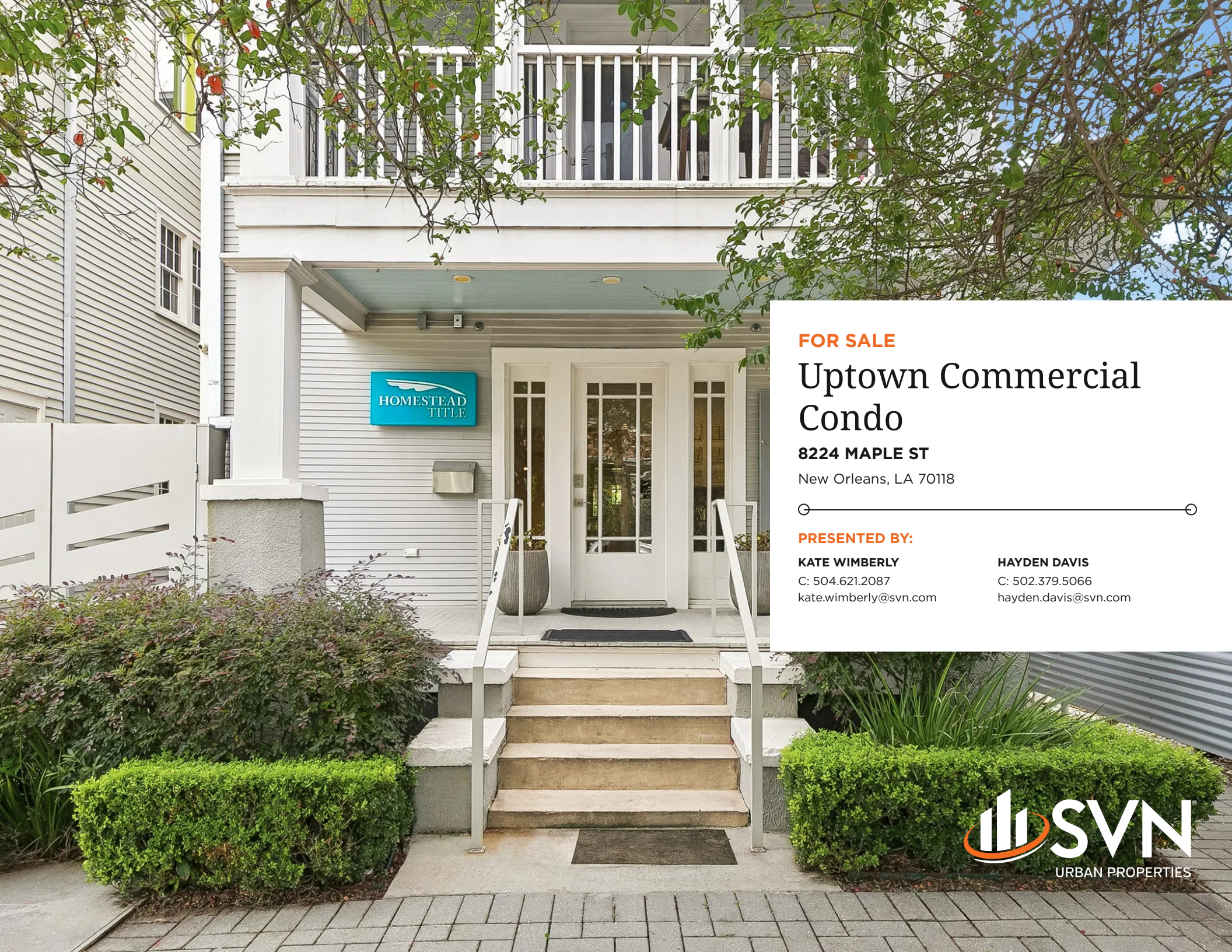


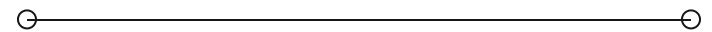


FOR SALE

Uptown Commercial Condo

8224 MAPLE ST

New Orleans, LA 70118



PRESENTED BY:

KATE WIMBERLY

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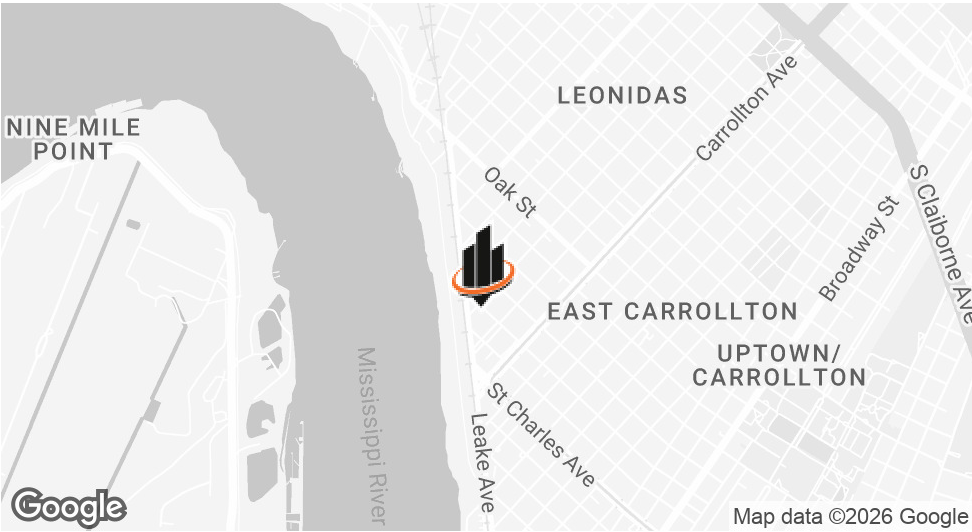
HAYDEN DAVIS

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$298,900
BUILDING SIZE:	4,320 SF
AVAILABLE SF:	1,031 SF
PRICE / SF:	\$69.19
RENOVATED:	2020
ZONING:	HU-B1

PROPERTY OVERVIEW

Located in the Riverbend neighborhood of Uptown New Orleans, 8224 Maple Street offers a great opportunity for an owner-occupant looking to purchase office space in an established neighborhood. The property is particularly well suited for a local business owner seeking a permanent office location.

Situated just off Carrollton Avenue, the property is surrounded by the restaurants, shops, and other amenities along Maple and Oak Streets, with convenient access to the St. Charles Avenue streetcar line, Tulane University, and the surrounding Uptown neighborhoods.

Renovated in 2020, the space features high ceilings, hardwood floors, three private offices, a conference room, reception and waiting areas, a kitchen, and half bath. The existing layout is well suited for title companies, law firms, and a variety of small professional businesses.

For a business currently leasing office space, the property provides an opportunity to invest in real estate while maintaining a presence in an established Uptown location.

Monthly condominium dues of \$635 include common area maintenance, termite contract, flood insurance, and exterior building insurance.

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ADDITIONAL PHOTOS



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SVN | URBAN PROPERTIES 3

ADDITIONAL PHOTOS



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SVN | URBAN PROPERTIES

FLOOR PLANS



Total GLA: 1031 sq. ft | Total: 1157 sq. ft
 1st floor: 1031 sq. ft (Excluded areas 126 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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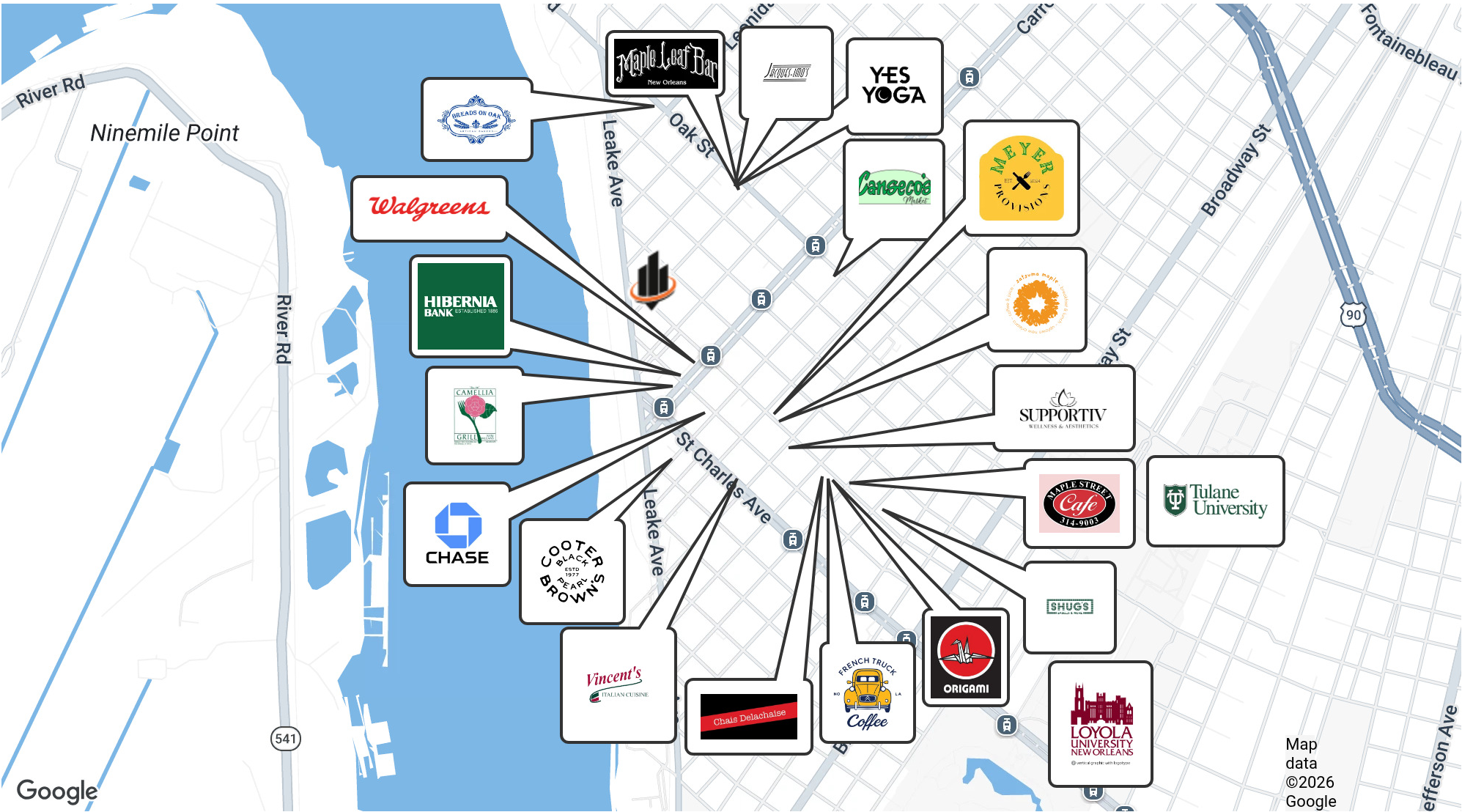
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SVN | URBAN PROPERTIES

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

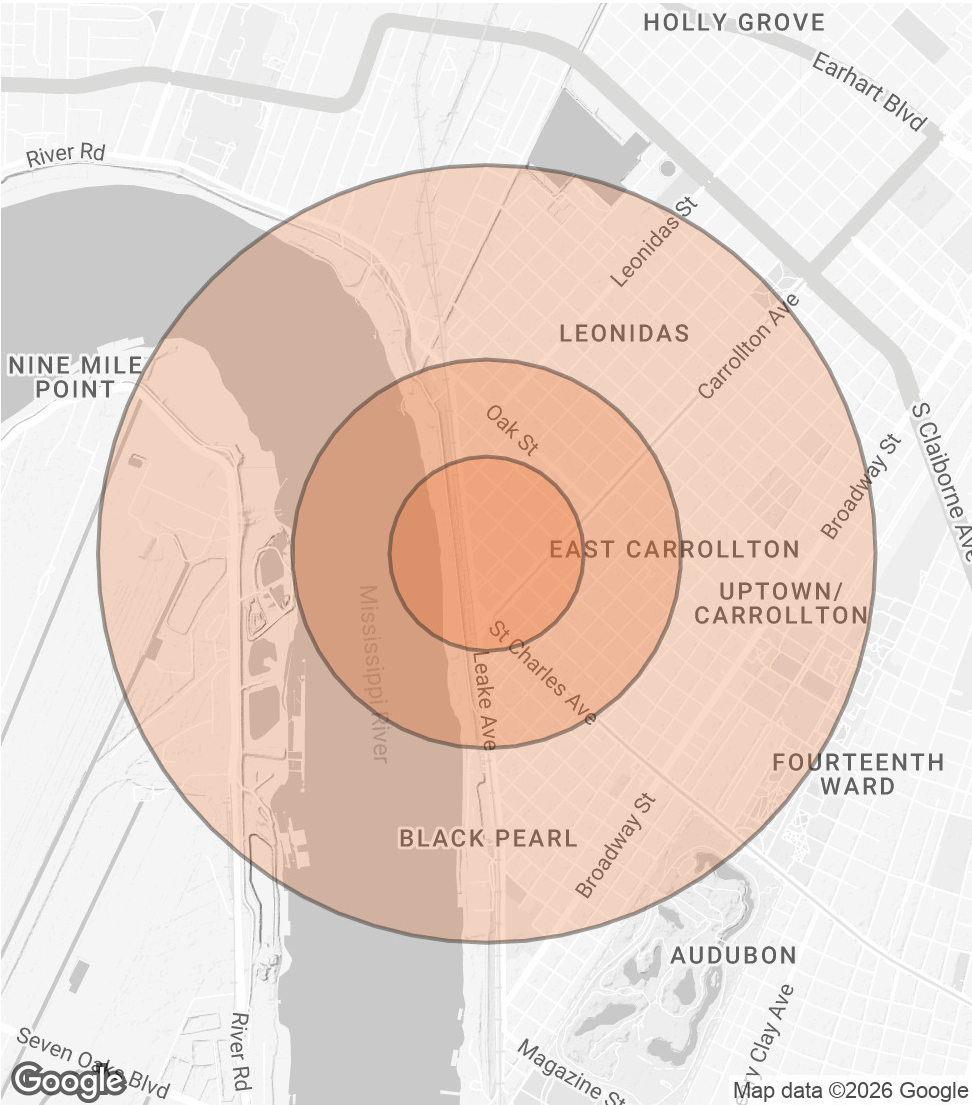
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	811	3,632	17,896
AVERAGE AGE	39.9	39.1	34.1
AVERAGE AGE (MALE)	42.7	40.9	34.2
AVERAGE AGE (FEMALE)	37.1	38.1	34.4

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	384	1,653	6,087
# OF PERSONS PER HH	2.1	2.2	2.9
AVERAGE HH INCOME	\$113,405	\$119,784	\$121,747
AVERAGE HOUSE VALUE	\$619,371	\$619,081	\$575,895

2023 American Community Survey (ACS)



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