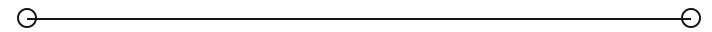


SALE

Prime Mid City Building For Sale

**330-336 NORTH NORMAN C FRANCIS
PARKWAY**

New Orleans, LA 70119



PRESENTED BY:

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PROPERTY SUMMARY



LOCATION DESCRIPTION

The property is situated at the corner of N Norman C Francis Pkwy & Conti Street, in the vibrant Mid-City neighborhood of New Orleans. It’s conveniently located near City Park, the Fair Grounds, and just a short distance from the French Quarter and the CBD. Mid-City offers a dynamic mix of dining, bars, retail, and office.

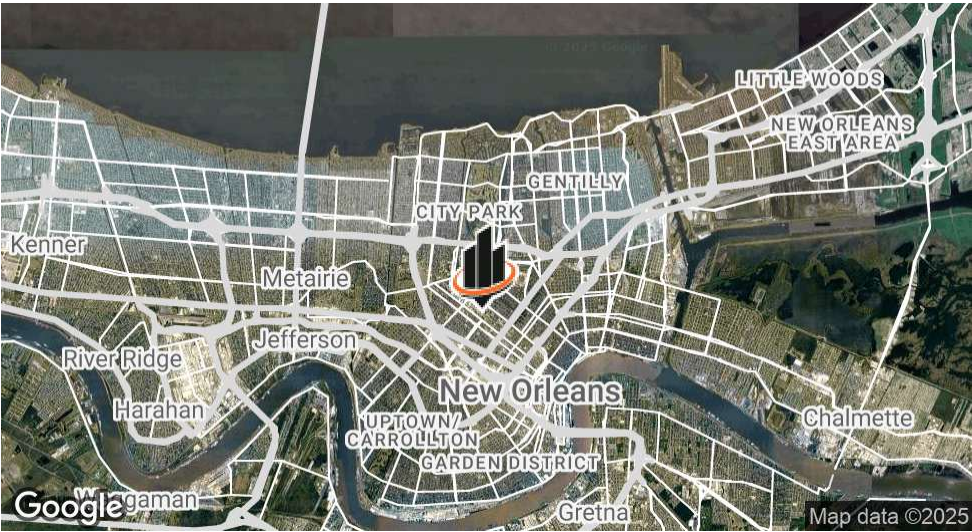
OFFERING SUMMARY

SALE PRICE:	\$2,200,000
LOT SIZE:	±0.324 Acres
BUILDING SIZE:	±11,588 SF
ZONING:	HU-MU

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PROPERTY DESCRIPTION

330-336 N Norman C Francis spans ±0.324 acres and features two connected (T-Shaped) buildings, totaling approximately 11,588 SF, with off-street parking along both N Norman C. Francis Parkway and Conti Street.

330-332 N Norman C. Francis is a single-story structure totaling approximately 3,000 SF. 332 is currently occupied by a property management firm, while 330 offers ±1,500 SF of available office/retail space, ideal for an owner-occupant or new tenant.

334-336 N Norman C. Francis is a two-story structure comprising 8,588 SF. It is currently occupied by a diverse tenant mix, including an engineering consulting firm, a mental health provider, and the owner’s office (-1,500 SF w/ kitchenette).

The asset offers immediate in-place income (contact Advisor(s) for details) and the opportunity for an owner-occupant to establish or expand themselves in the available space.

Advance notice is required for tours - Please do not disturb tenants.
For more information, please contact the Advisor(s).

ADDITIONAL PHOTOS



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PRIME MID-CITY BUILDING FOR SALE | 330-336 North Norman C Francis Parkway New Orleans, LA 70119

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAILER MAP



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AREA ANALYTICS

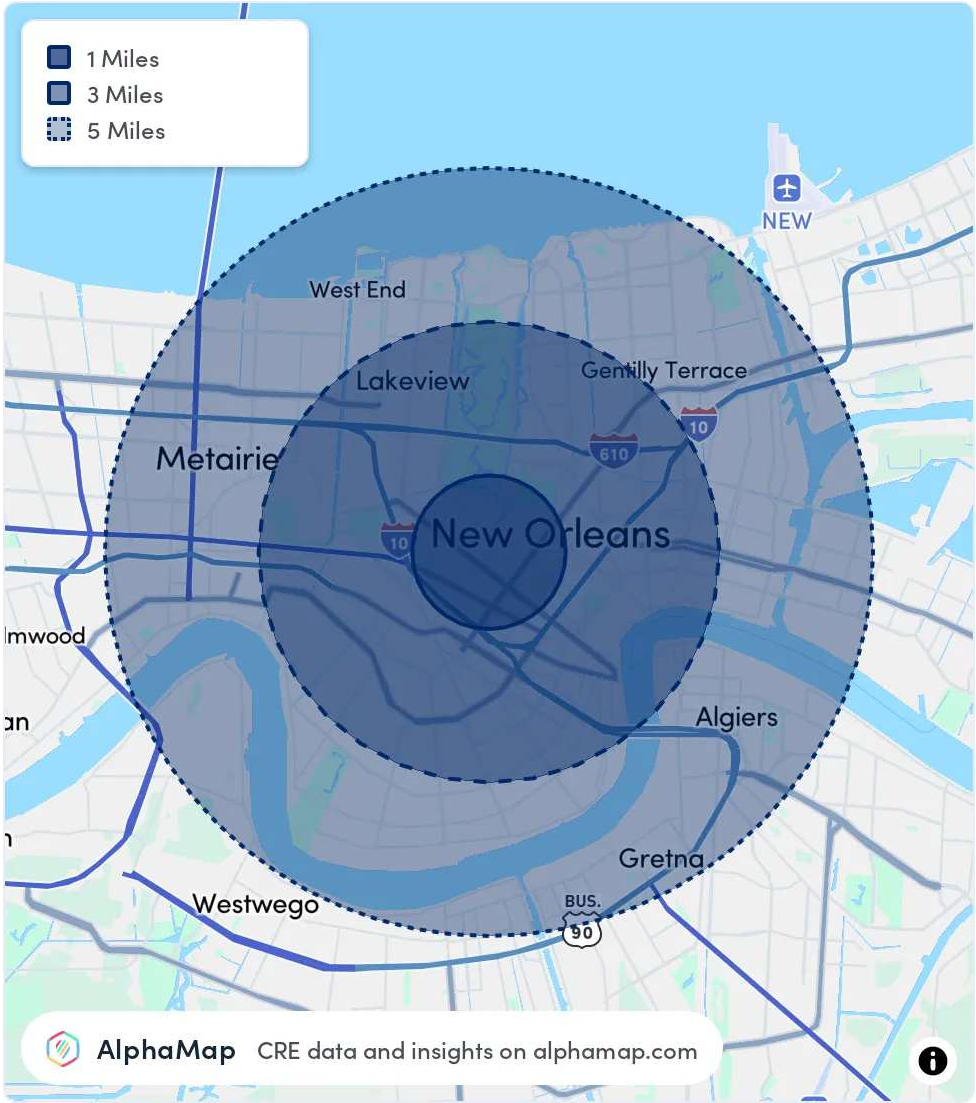
POPULATION1 MILE3 MILES5 MILES

TOTAL POPULATION	26,016	176,447	369,096
AVERAGE AGE	39	40	41
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	39	41	41

HOUSEHOLD & INCOME1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	12,056	82,606	167,905
PERSONS PER HH	2.2	2.1	2.2
AVERAGE HH INCOME	\$76,677	\$88,941	\$91,636
AVERAGE HOUSE VALUE	\$460,446	\$494,720	\$453,038
PER CAPITA INCOME	\$34,853	\$42,352	\$41,652

Map and demographics data derived from AlphaMap



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