

SALE

Prime Mid City Building For Sale

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

New Orleans, LA 70119



PRESENTED BY:

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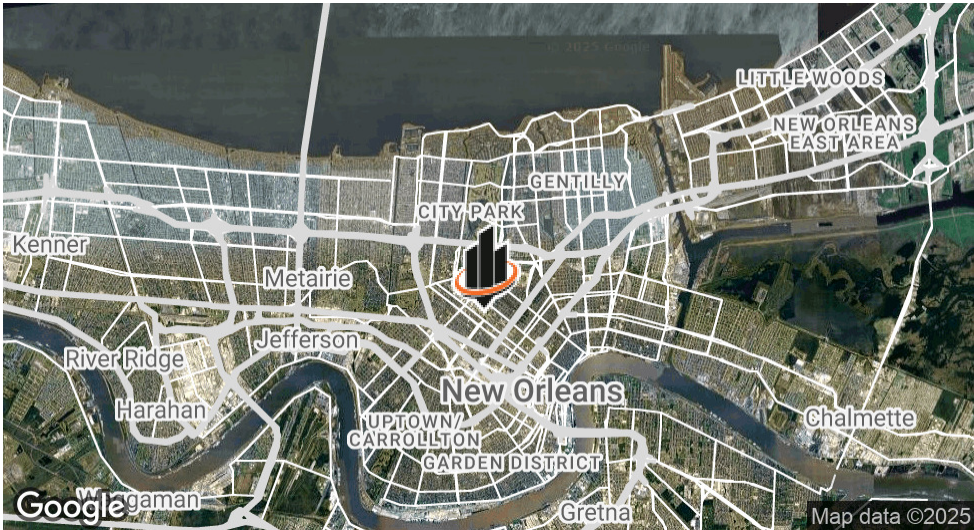
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HAYDEN DAVIS

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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
GBA (PER APPRAISAL):	±11,306 SF
ZONING:	HU-MU
CAP RATE:	8.96%

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PROPERTY DESCRIPTION

330-336 N Norman C Francis spans ±0.324 acres and features two connected (T-Shaped) buildings 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 and 330 has recently been leased to a non-profit organization.

334-336 N Norman C. Francis is a two-story structure currently occupied by a diverse tenant mix, including an engineering consulting firm, a mental health provider, and the owner’s office.

The asset provides an immediate in-place income with a cap rate of 8.96% and additional potential to owner occupy space within the building. Contact advisor(s) for more detailed financial information.

Advance notice is required for tours - Please do not disturb tenants.

ADDITIONAL PHOTOS



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RETAILER MAP



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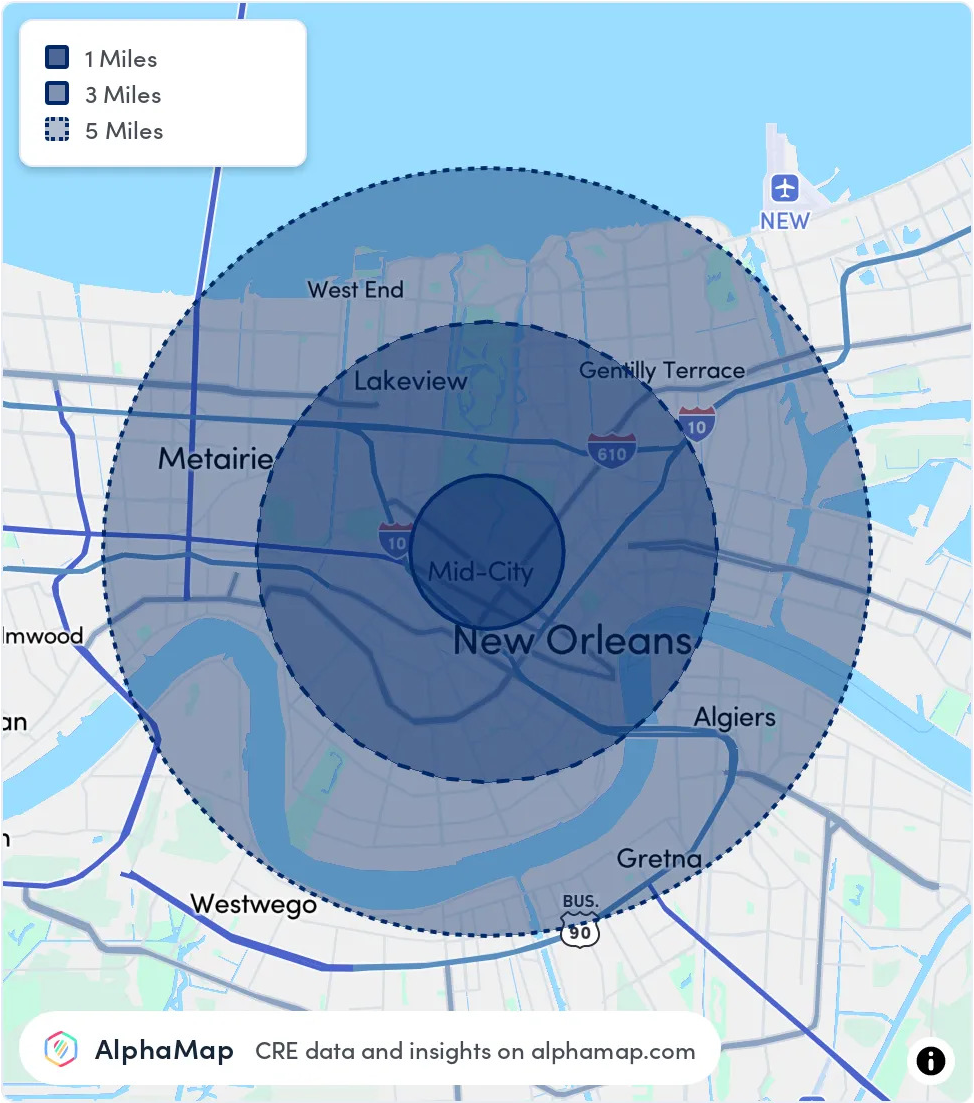
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 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 & INCOME	1 MILE	3 MILES	5 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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