



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

COMMERCIAL | FOR SALE

Exceptional Property in Lakeview

1656 Allen Toussaint Boulevard

NEW ORLEANS, LA 70122

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LOCATED ON A VISIBLE CORNER IN VISTA PARK

1656 Allen Toussaint Boulevard, New Orleans, LA 70122

DESCRIPTION

This 2,544-sf single-tenant building sits on a 15,625-sf parcel in a highly visible stretch of street between the Leon C. Simon Drive and Paris Avenue. This primarily residential location includes Chateau Lake Terrace apartments, single family homes, and John F. Kennedy Senior High School. The property is approximately 1.5 miles from the lakefront and UNO and is equidistant from Lake Vista and Gentilly neighborhoods.

OVERVIEW

SIZE	2,544 sf building on 15,625 sf land parcel
EXPENSES	<ul style="list-style-type: none">• 2025 Taxes: \$5,133• 2025 Insurance: \$3,668• 2025 Flood Insurance: \$1,675
SALE PRICE	\$625,000
PARKING	plentiful surface parking
ZONING	S-B1 Suburban Business District



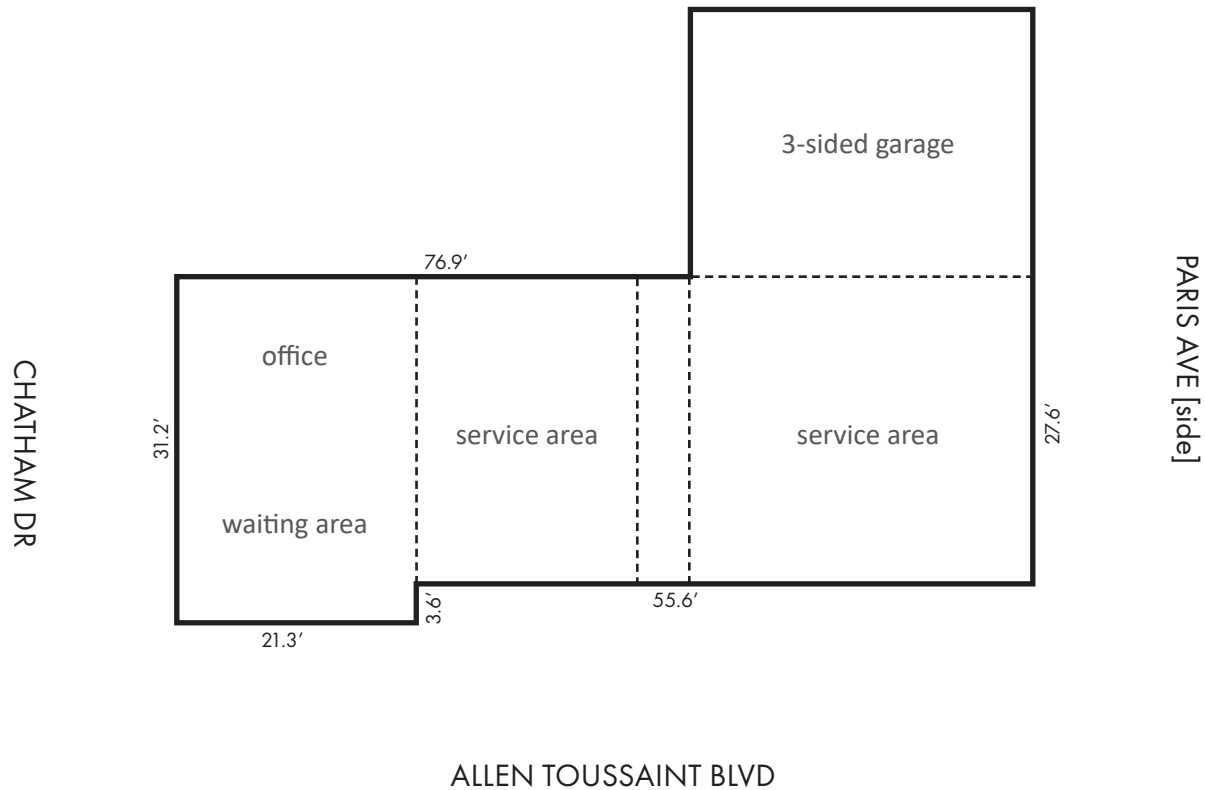
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SITE PLAN



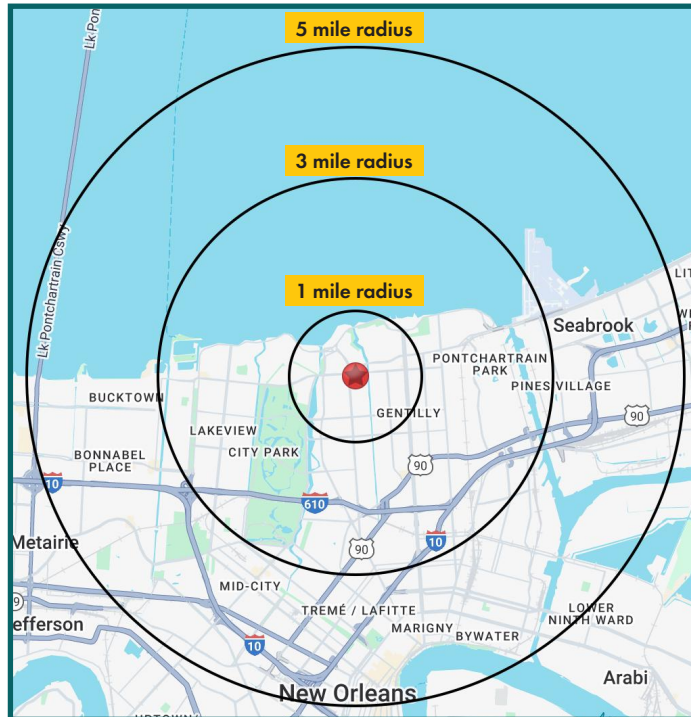
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DEMOGRAPHICS AND ZONING



DEMOGRAPHICS (EST. 2024)

Radius:	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	11,146	71,213	207,266
Median HH Income:	\$63,334	\$60,330	\$57,208
Daytime Population:	3,384	21,237	120,768

ZONING

The **S-B1 Suburban Business District** is intended to provide primarily for retail shopping and personal service uses that primarily serve nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with more suburban residential surroundings.

Permitted uses include, but are not limited to, animal hospital, day care center, bank, health club, medical/dental clinic, office, restaurant, retail store, or place of worship.

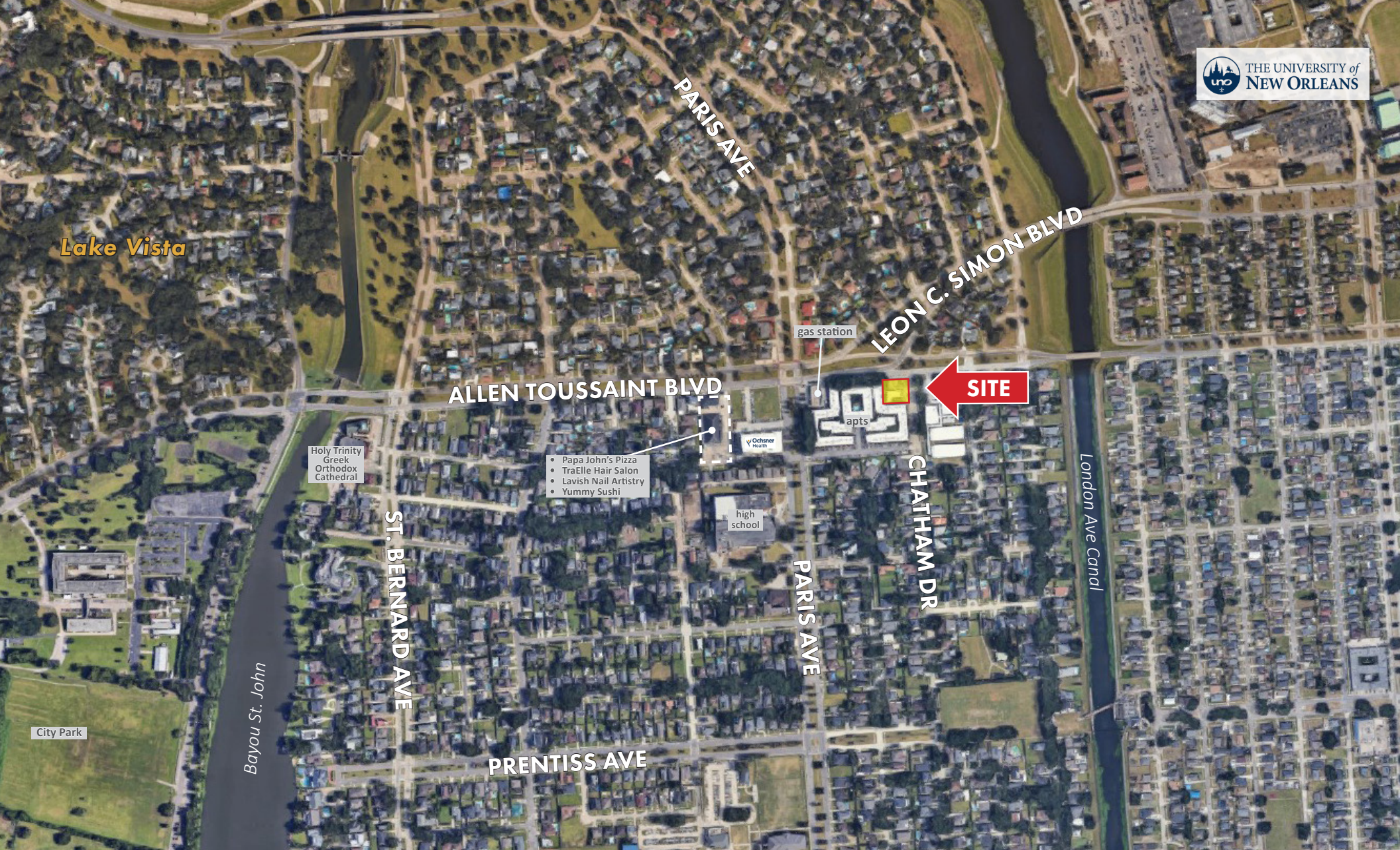
The current automotive business at 1656 Allen Toussaint Boulevard is permitted as a **Conditional Use**.



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