



4240 Canal Street, New Orleans, LA 70119

CANAL ST. OFFICE BUILDING FOR SALE

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com

COLLIN HOLMES • DIRECTOR OF BROKERAGE

OFFICE: 504.414.0703

MOBILE: 504.669.0506

cholmes@southeastcre.com



PROPERTY DESCRIPTION

4240 Canal Street is a 5,000 SF two-story office building at the corner of Canal Street and S Hennessey Street in Mid-City New Orleans. The building is set up to work for a single user or for two separate tenants. Each floor has its own entrance and its own electric meter, so a buyer can occupy the whole building, occupy one floor and lease the other, or lease both.

The 1st floor has a reception area, nine private offices, a storage room, a full kitchen, and two restrooms. The 2nd floor has nine private offices, including two large front offices that open onto a balcony overlooking Canal Street, plus its own kitchen and two restrooms.

The owner has recently installed new HVAC units and a new roof. The building also has an ADA ramp at the rear and one off-street parking space, with on-street parking along S. Hennessey Street and Canal Street.

The site is 3,456 SF (32' x 108') and is zoned HU-MU, Historic Urban Neighborhood Mixed-Use, which allows a range of office and mixed uses. The property sits on the Canal streetcar line with quick access to I-10, the CBD, City Park, and the Mid-City retail corridor, including Rouses, Costco, and Walgreens.

This is a good fit for a law firm, medical or professional practice, nonprofit, or an investor looking for a well-maintained, divisible office building in an established part of town.

OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	3,456 SF
Building Size:	5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,062	73,486	152,416
Total Population	19,459	170,194	346,139
Average HH Income	\$89,917	\$96,484	\$100,017

OFFICE BUILDING FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE





4240 Canal Street, New Orleans, LA 70119

CANAL ST. OFFICE BUILDING FOR SALE

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com

COLLIN HOLMES • DIRECTOR OF BROKERAGE

OFFICE: 504.414.0703

MOBILE: 504.669.0506

cholmes@southeastcre.com



OFFICE BUILDING FOR SALE

ADDITIONAL PHOTOS



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





4240 Canal Street, New Orleans, LA 70119

CANAL ST. OFFICE BUILDING FOR SALE

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com

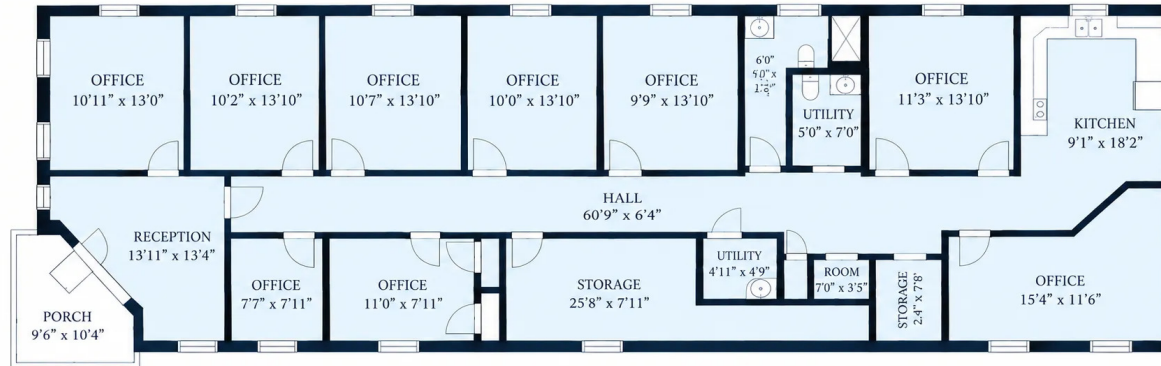
COLLIN HOLMES • DIRECTOR OF BROKERAGE

OFFICE: 504.414.0703

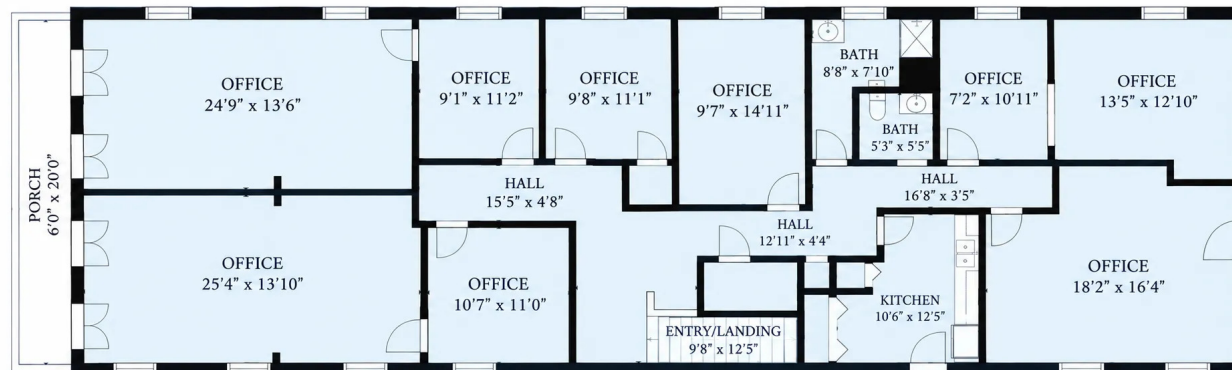
MOBILE: 504.669.0506

cholmes@southeastcre.com

FIRST FLOOR



SECOND FLOOR



OFFICE BUILDING FOR SALE

FLOOR PLANS



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





4240 Canal Street, New Orleans, LA 70119

CANAL ST. OFFICE BUILDING FOR SALE

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

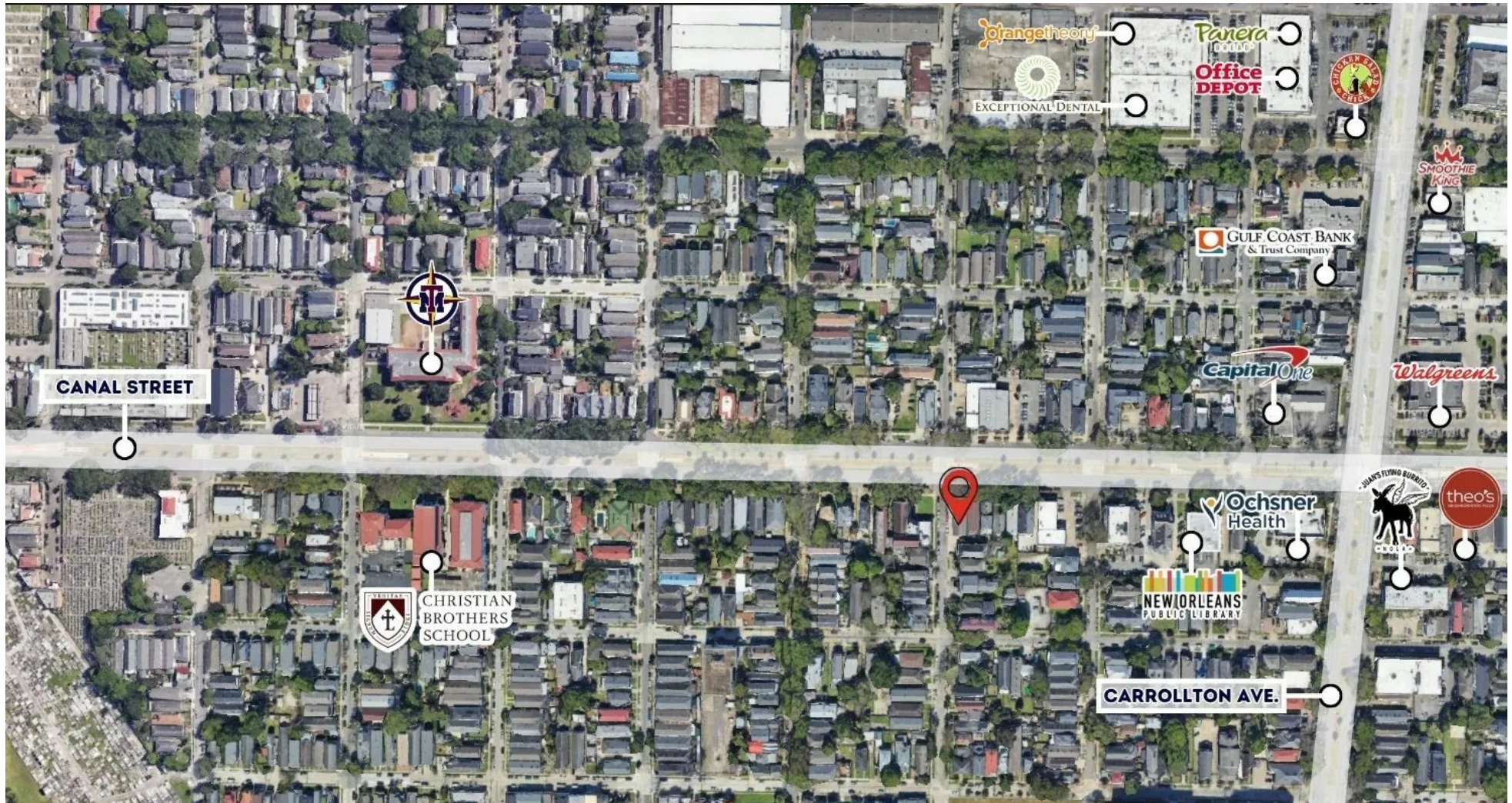
matt@matteatonccim.com

COLLIN HOLMES • DIRECTOR OF BROKERAGE

OFFICE: 504.414.0703

MOBILE: 504.669.0506

cholmes@southeastcre.com



OFFICE BUILDING FOR SALE

AERIAL



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





4240 Canal Street, New Orleans, LA 70119

CANAL ST. OFFICE BUILDING FOR SALE

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com

COLLIN HOLMES • DIRECTOR OF BROKERAGE

OFFICE: 504.414.0703

MOBILE: 504.669.0506

cholmes@southeastcre.com

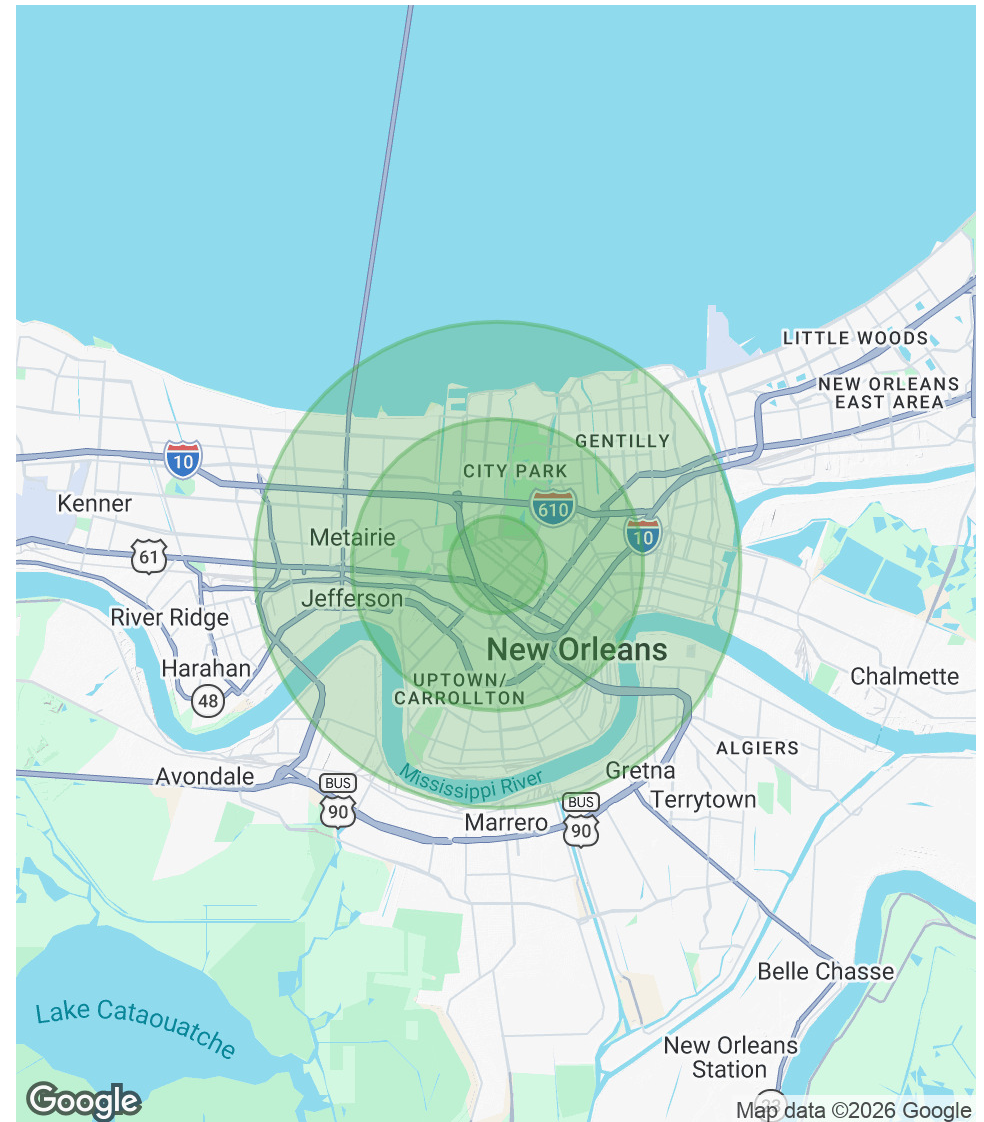
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,459	170,194	346,139
Average Age	38.3	39.2	40.0
Average Age (Male)	40.4	38.5	38.9
Average Age (Female)	37.7	40.7	41.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	9,062	73,486	152,416
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$89,917	\$96,484	\$100,017
Average House Value	\$474,946	\$464,689	\$444,481

2023 American Community Survey (ACS)



OFFICE BUILDING FOR SALE

DEMOGRAPHICS MAP & REPORT

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

