



# CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

MIXED USE | FOR SALE OR LEASE

## Oak Street Commercial Property

**8237 Oak Street**

NEW ORLEANS, LA 70118

**Joe Gorman** CCIM

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504.582.1406



## OPPORTUNITY FOR LEASE OR PURCHASE

8237 Oak Street, New Orleans, Louisiana 70118

### DESCRIPTION

Located just off Carrollton Avenue, with easy access from the St. Charles Avenue Streetcar, Oak Street is a quaint Uptown hub with a rich food and beverage scene and thriving independent businesses that create a main street, small-town feel. This two-story building is located in the middle of the bustling scene.

The 1,500-sf ground floor space is for lease and is ideal for a boutique, juice bar, or other retail use. It has two street entrances as well as one door to the backyard. It features an arrangement of offices and a small kitchenette area.

The 2,606-sf building on a 3,700-sf land parcel is for sale. The backyard area is fenced with access by a gate and provides approximately 4-5 parking spaces. While the ground floor is for lease, there are tenants on month-to-month basis on the second floor. The two floors have independent entrances.

### FOR LEASE

**SIZE** 1,500 sf on the ground floor

**RENTAL RATE** \$4,500/month, gross (tenant pays utilities)

### FOR SALE

**SIZE** 2,606 sf building on 3,700 sf site

**SALE PRICE** \$750,000



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# 8237 OAK STREET

## IMAGES

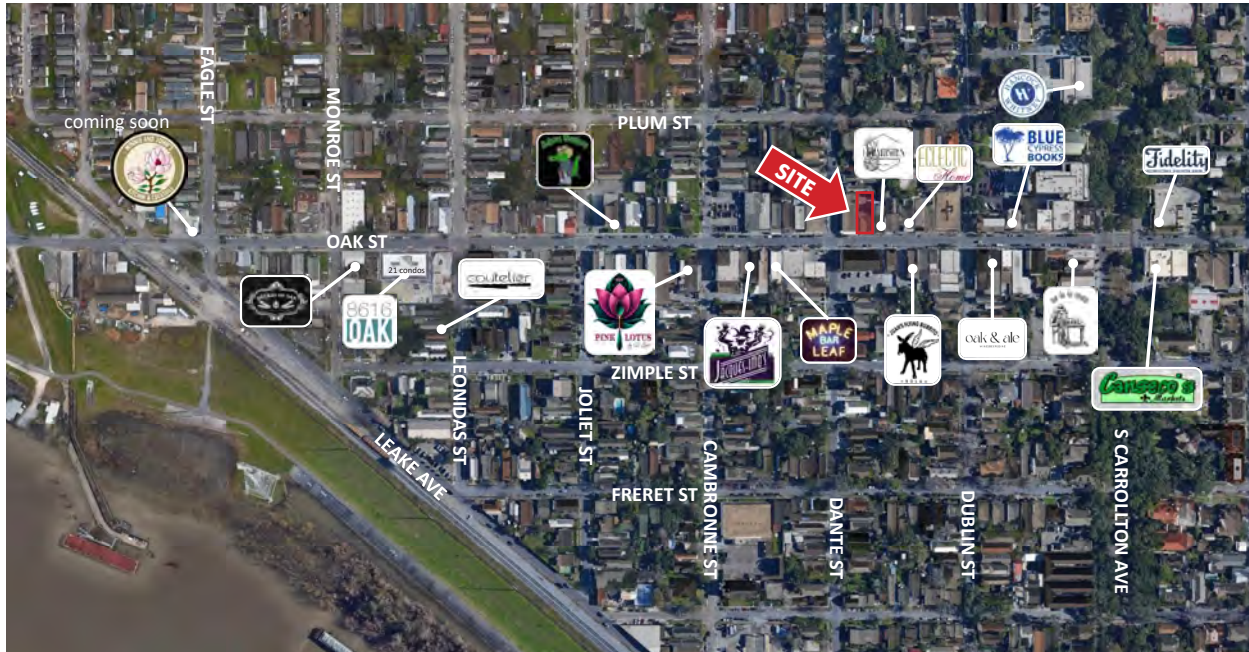


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## OAK STREET RETAIL CORRIDOR



### LOCAL BUSINESSES

Oak Street itself is a two-lane picturesque main street that includes long-time merchants like Haase's Shoes & Young Folks Shop (opened in early 1920s), the old-fashioned Castellon Pharmacy, and independent retailers such as coffee shops, comic book shop, yoga studios, and a local bookstore.

Oak Street also draws a diverse clientele. Eclectic Home, Malarky, and Coutelier are among several shops that ca-

ter to home and decorative needs. Other services are located on Oak in one of the many historic shotgun houses that have been converted for office and commercial use.

Restaurants and bars serve up local flavors, ranging from the artisanal plant-based bakery Breads on Oak to Jacques-Imo's alligator sausage.

### ACTIVE STREET LIFE

Oak Street is active almost round the clock, from an early morning breakfast to late night live music at the popular Maple Leaf Bar.

### YEARLY EVENTS

The Oak Street Po-Boy Festival has been an annual fall festival which draws large crowds for enjoying many delicious po-boys as well as live music. Mid-Summer Mardi Gras, hosted by the Krewe of OAK, marches through Carrollton, always beginning and ending at the famous music destination Maple Leaf Bar.

### GETTING THERE

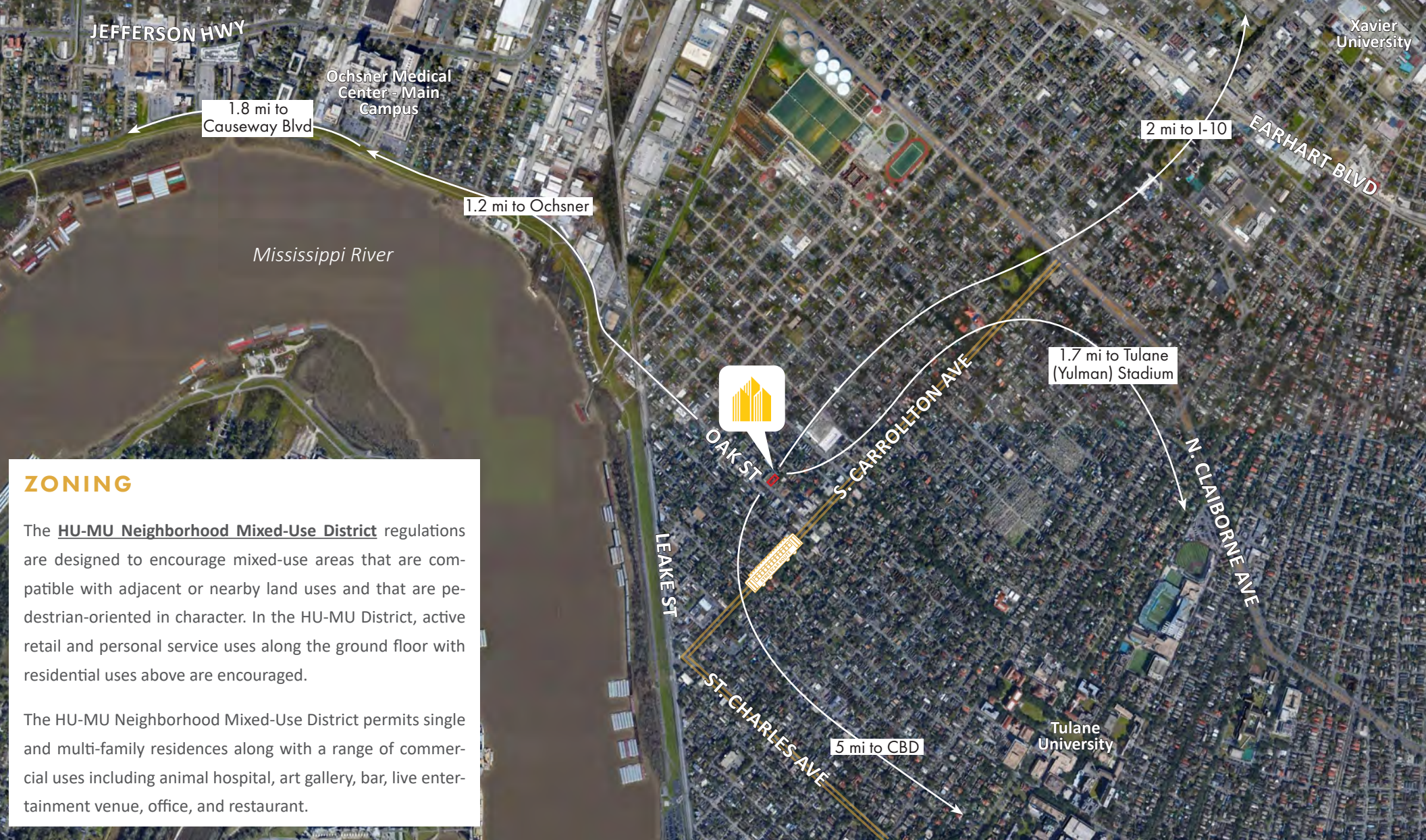
Oak Street is on the route of the St. Charles Streetcar Line, which connects Uptown to Canal Street and the French Quarter. Along the way, the streetcar passes Tulane and Loyola Universities, the Garden District, the Warehouse District, and the Central Business District.



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## ZONING

The HU-MU Neighborhood Mixed-Use District regulations are designed to encourage mixed-use areas that are compatible with adjacent or nearby land uses and that are pedestrian-oriented in character. In the HU-MU District, active retail and personal service uses along the ground floor with residential uses above are encouraged.

The HU-MU Neighborhood Mixed-Use District permits single and multi-family residences along with a range of commercial uses including animal hospital, art gallery, bar, live entertainment venue, office, and restaurant.

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