



FOR SALE

2245 11th St Mandeville Office Building

Three-Suite Commercial Building

2245 11th St
Mandeville, LA 70471 · St. Tammany Parish

SALE PRICE

\$652,000

BUILDING SIZE

3,787 SF

LOT SIZE

14,425 SF

ZONING

HC-2

TRAFFIC COUNT

18,614 VPD

PROPERTY OVERVIEW

Office building for sale in a prime Mandeville commercial location near Highway 22, I-12, and the Causeway. The 3,787 SF building is configured as three 1,262 SF suites, giving an investor or owner-user flexibility for occupancy, leasing, or future reconfiguration.

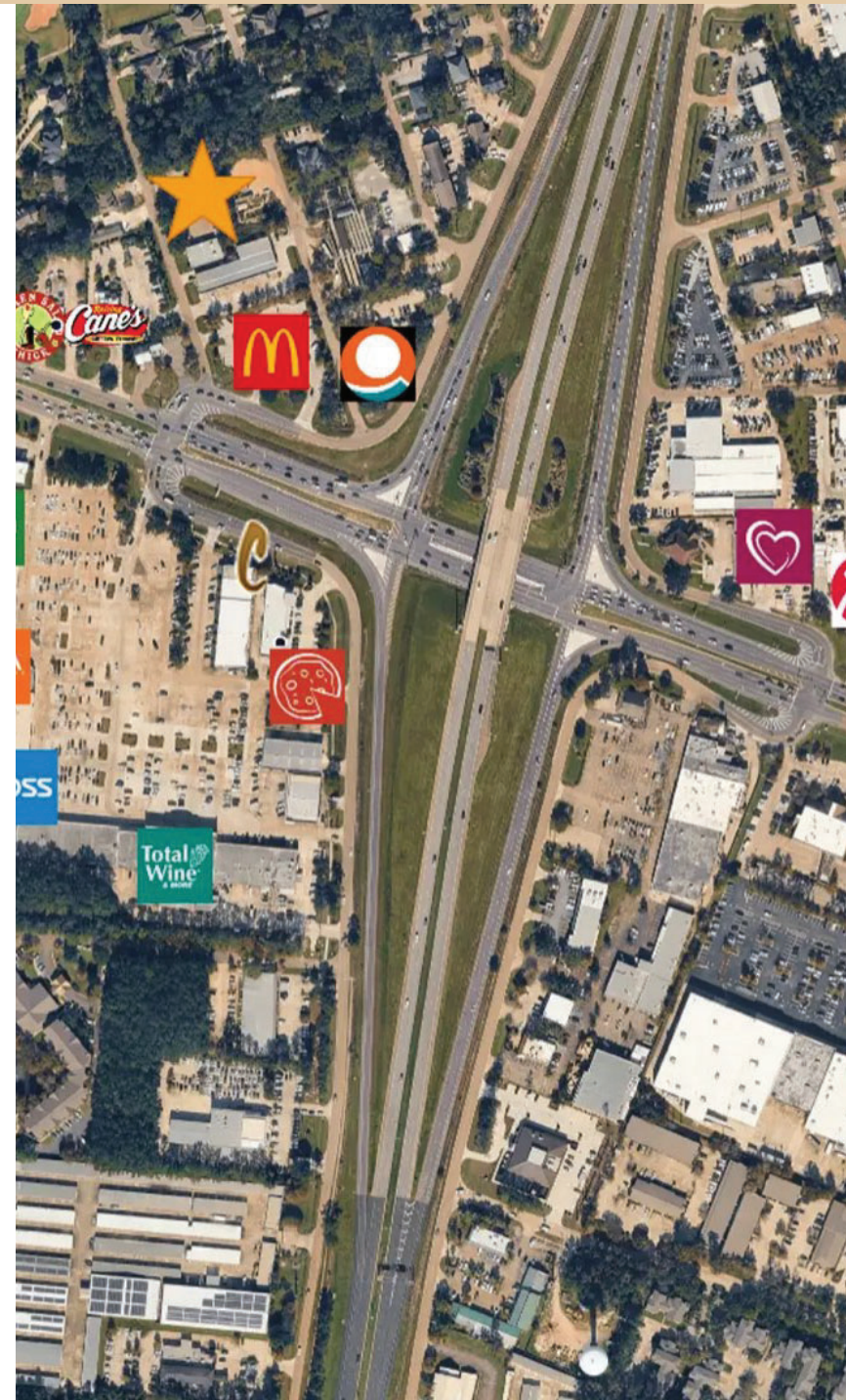
Units A and B are currently combined into a larger space, with the ability to convert back into separate suites. Unit C previously operated as an orthodontic office. The property benefits from HC-2 Highway Commercial zoning and nearby demand drivers including Trader Joe's, Target, restaurants, boutique retailers, and professional services.

KEY HIGHLIGHTS

- Current LACDB sale price: \$652,000
- Three 1,262 SF suite configuration
- Strong location near Highway 22, I-12, and the Causeway
- Units A and B renovated in 2016
- 3,787 SF commercial office building
- HC-2 Highway Commercial zoning
- Approx. 18,614 VPD on the nearest Highway 22 section
- HVAC replacements in Unit A in 2022 and Unit B in 2024

CTA

Schedule a property tour to review suite layout, parking, and owner-user or investment potential.





LISTING DETAILS

Property Type	Office
Listing Type	For Sale
Sale Price	\$652,000
Building Size	3,787 SF
Lot Size	14,425 SF
Site Area	0.331 Acres
Floors	1
Zoning	HC-2
Zoning Description	Highway Commercial
Nearest Interstate	I-12 • 3 mi
Nearest Highway	22
Nearest Airport	MSY • 38 mi
Parcel APN	1120217395
Listing ID	01fc584c

POSITIONING

Owner-User

Investor

Professional Office

Medical Office



MANDEVILLE OFFICE OPPORTUNITY

Flexible three-suite building in a high-demand commercial corridor.

Features include security cameras, alarm system, recently painted exterior, and restriped parking lot.

FOR SALE • 3,787 SF

2245 11th St Mandeville, Louisiana

HC-2 office building with three-suite flexibility, strong Mandeville access, and owner-user or investment potential.

SALE PRICE

\$652,000

BUILDING SIZE

3,787 SF

ZONING

HC-2

Source: LACDB listing 01fc584c, active as of July 22, 2026. Buyer to verify zoning, square footage, condition, suite configuration, traffic counts, approvals, and all property information during due diligence.



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