



# CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

OFFICE/MIXED USE | FOR SALE

## Arabi Office Building and Land for Sale

**7701 St. Bernard Highway**

ARABI, LA 70032

**Austin Lavin** CCIM  
[alavin@corp-realty.com](mailto:alavin@corp-realty.com)  
504.581.5005

**William Sadler**  
[wsadler@corp-realty.com](mailto:wsadler@corp-realty.com)  
504.581.5005



## BUILDING AND LAND FOR SALE

7701 W St. Bernard Highway, Arabi, LA 70032

### DESCRIPTION

This 7,923-sf office building is situated on a 1.2-acre lot in historic Arabi. The property is zoned C-2 / R-1, supporting multiple uses and offering outstanding visibility along the heavily trafficked St. Bernard Highway, making it highly attractive for any business or retailer seeking to establish or expand in the area. Arabi has recently experienced significant population growth, as residents and businesses continue to recognize the value of the area and its proximity to Downtown New Orleans.

The portion of the building fronting St. Bernard Highway

features a 3,065-sf office space in good condition that has been consistently leased from 2003 to 2023. Wrapping around the finished space, there is a unfinished unit that includes 3,974 sf on the first floor and 884 sf on the second floor, allowing flexibility to customize the layout for specific needs.

The additional land at the back of the property provides an opportunity to extend the existing building, construct a residential unit, or add parking. It is partially paved.

### OVERVIEW

#### SIZE

7,923 sf building on 1.2 acres  
*(sizes are approximate)*

#### SALE PRICE

\$720,000

#### ZONING

C-2/R-1



**CORPORATE REALTY**

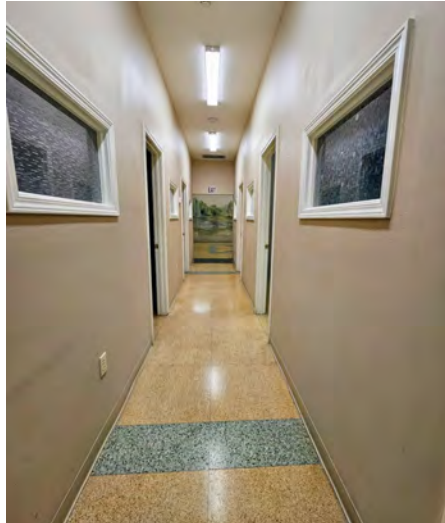
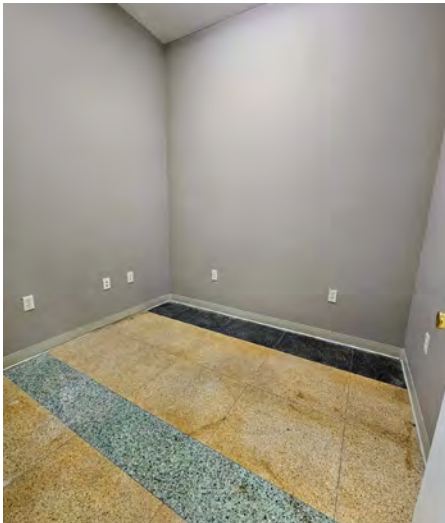
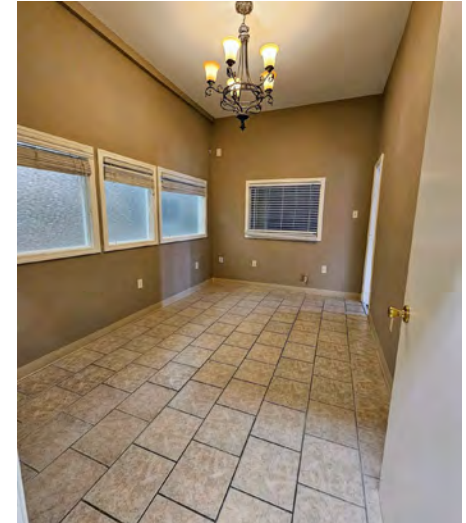
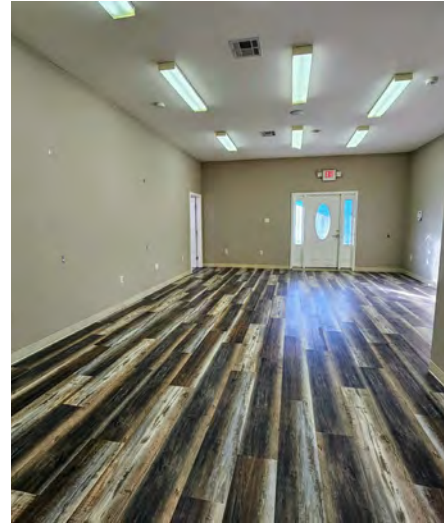
**Austin Lavin** CCIM  
alavin@corp-realty.com  
504.581.5005

**William Sadler**  
wsadler@corp-realty.com  
504.581.5005



# 7701 W ST. BERNARD HWY

## PICTURES



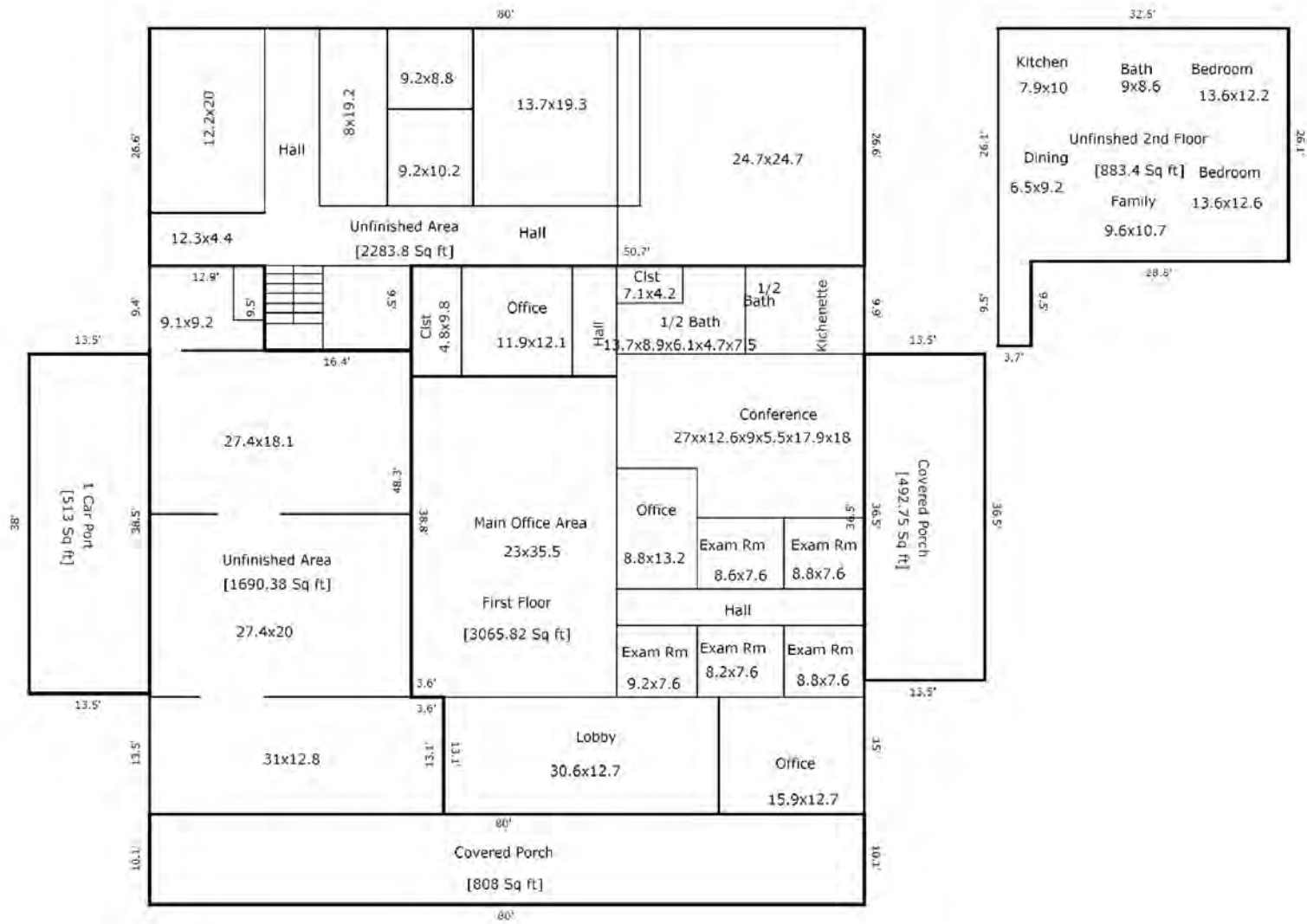
**CORPORATE REALTY**

**Austin Lavin** CCIM  
alavin@corp-realty.com  
504.581.5005

**William Sadler**  
wsadler@corp-realty.com  
504.581.5005

# 7701 W ST. BERNARD HWY

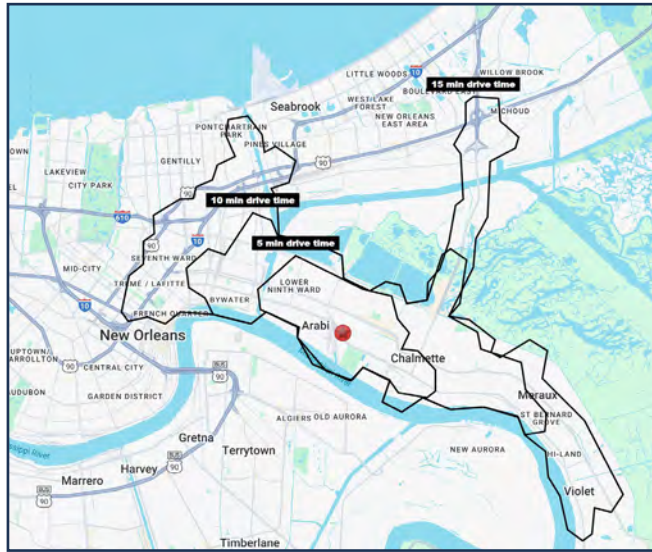
## FLOOR PLAN





# 7701 W ST. BERNARD HWY

## DEMOGRAPHICS & ZONING



### DEMOGRAPHICS (EST. 2024)

Drivetime:	<u>5 min.</u>	<u>10 min.</u>	<u>15 min.</u>
Population:	21,460	54,408	105,877
Average HH Income:	\$62,267	\$71,091	\$67,586
Daytime Population:	5,801	12,317	34,416

### ZONING

#### SINGLE FAMILY RESIDENTIAL (R-1)

This residential zoning district is established to provide for residential neighborhoods that are in harmony with the natural features of the land and the needs of St. Bernard Parish residents, both present and future.

#### GENERAL COMMERCIAL (C-2)

This business zoning district is established to provide for a diversity of commercial and industrial areas, including mixed use development, that are in harmony with the natural features of the land and the needs of St. Bernard Parish residents, both present and future. The aim is to promote economic development, provide job opportunities, generate tax revenue, and to protect the public health, safety, and general welfare of the community.

Permitted uses include retail and service uses, grocery, restaurant, general office uses, and medical offices.







Map data ©2024 Google



**CORPORATE REALTY**

**Austin Lavin** CCIM  
 alavin@corp-realty.com  
 504.581.5005

**William Sadler**  
 wsadler@corp-realty.com  
 504.581.5005



OFFICE/MIXED USE | FOR SALE

# Arabi Office Building and Land for Sale

7701 W St. Bernard Highway, Arabi, LA 70032



**Austin Lavin** CCIM  
alavin@corp-realty.com  
504.581.5005



**William Sadler**  
wsadler@corp-realty.com  
504.581.5005

**CORPORATE REALTY**

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana, 11/2024.