

SALE

ST CLAUDE OFFICE BUILDING

3401 Saint Claude Ave New Orleans, LA 70117



SALE PRICE

\$799,000

Ron Patron
(504) 566-1777

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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SCOPE OF SERVICE

Coldwell Banker Commercial TEC to represent 3401 St Claude, LLC in the sale of St Claude Office Building

MARKET INFO

An exceptional location both for business and life after-hours, St Claude Office Building is close to Crescent Park. This venue also hosts concerts and other entertainment events throughout the year. Choose from the many restaurants that cater equally to the weekday and weekend crowds, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial TEC has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Bywater Market, we recommend the property be sold for \$799,000.00.

ABOUT COLDWELL BANKER COMMERCIAL TEC

Coldwell Banker Commercial TEC is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals across

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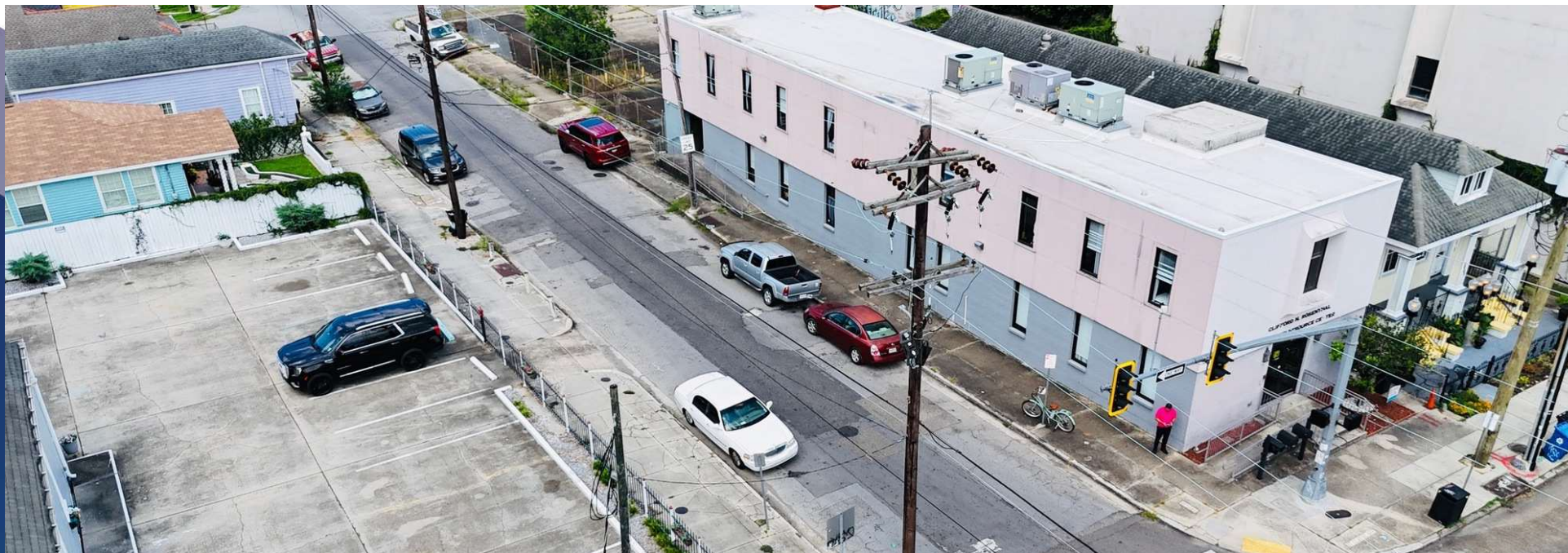


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3401 Saint Claude Ave New Orleans, LA 70117



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 3401 Saint Claude Ave in New Orleans, LA. This meticulously maintained 5,737 SF building, comprised of 8 units, is an ideal prospect for office building investors. Originally constructed in 1960 and thoughtfully renovated in 2024, the property offers the perfect blend of historical charm and modern functionality. Zoned HMC-2, it is well-suited for a range of professional uses. Nestled in the vibrant Bywater area, this property presents a compelling opportunity to capitalize on the growing demand for office space in this dynamic locale.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$799,000
Number of Units:	8
Lot Size:	3,600 SF
Building Size:	5,737 SF
NOI:	\$17,359.00
Cap Rate:	2.17%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,305	3,227	8,166
Total Population	2,449	6,126	15,923

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LOCATION DESCRIPTION

Immerse your business in the vibrant Bywater market of New Orleans, a sought-after destination for office and office building investors. As one of the city's trendiest neighborhoods, the Bywater area exudes an eclectic charm with its historic architecture, thriving arts scene, and diverse culinary offerings. Situated nearby is Crescent Park, a scenic riverfront retreat perfect for outdoor meetings and relaxation. The location also provides convenient access to the bustling French Quarter and the Central Business District, ensuring a perfect blend of work and leisure for your future tenants. Embrace the allure of this dynamic location as you explore the investment potential within this iconic neighborhood.

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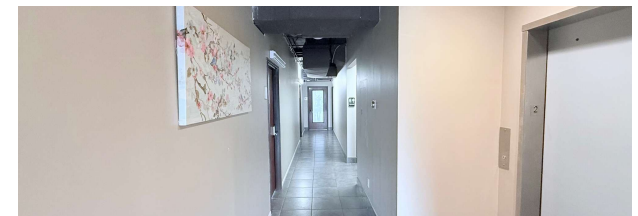
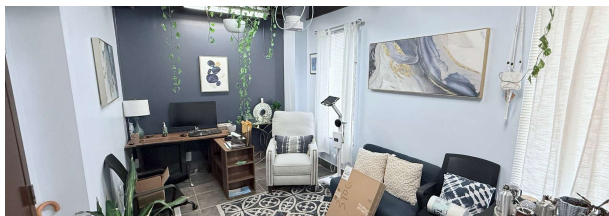
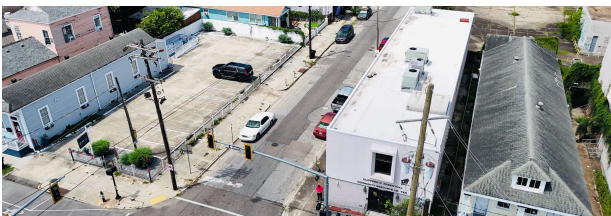
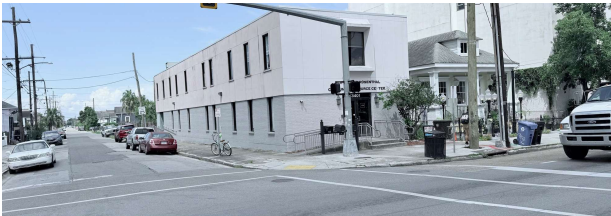
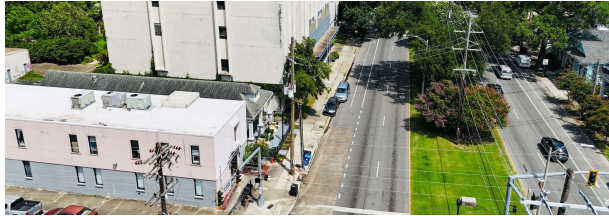


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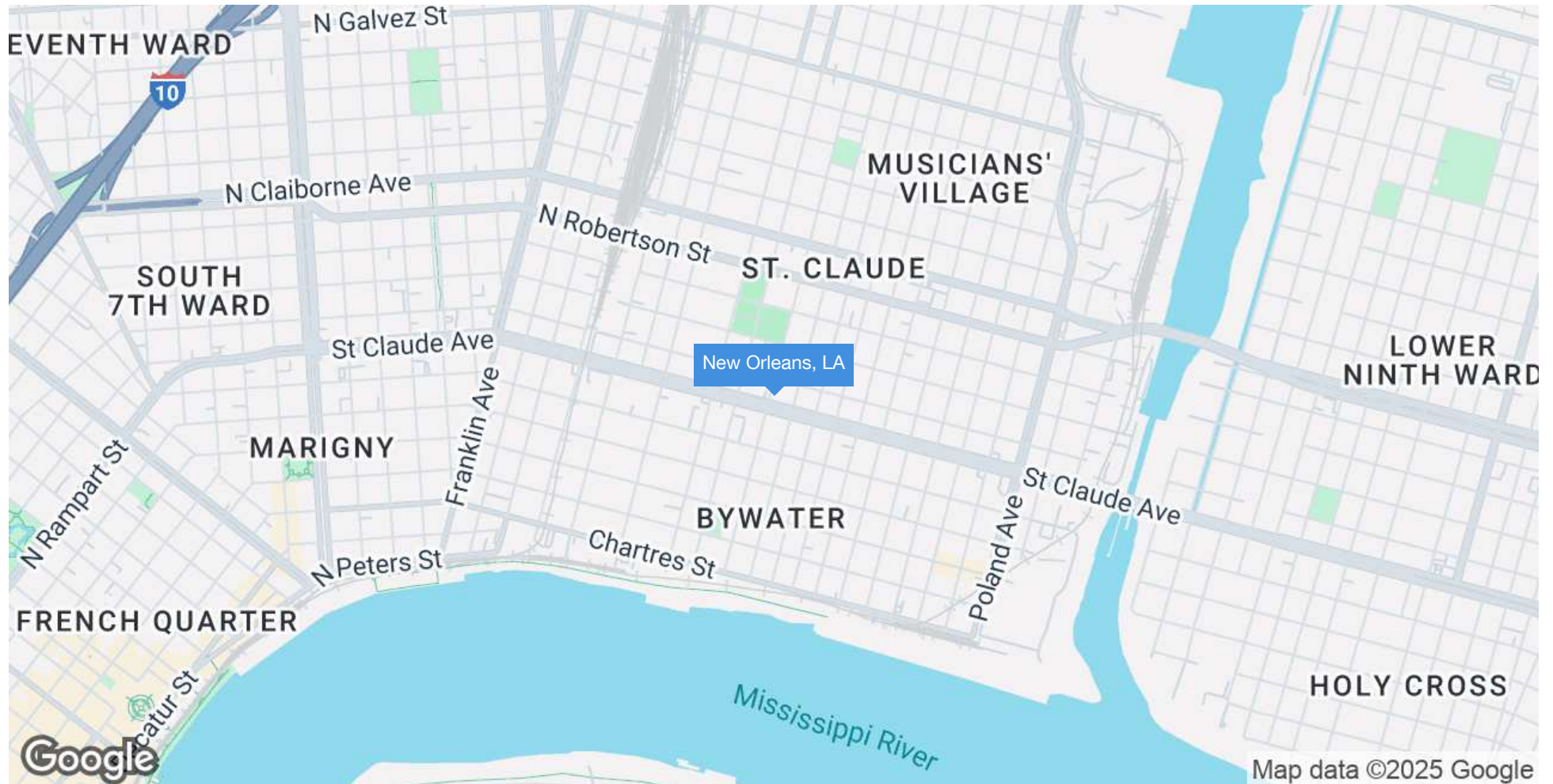


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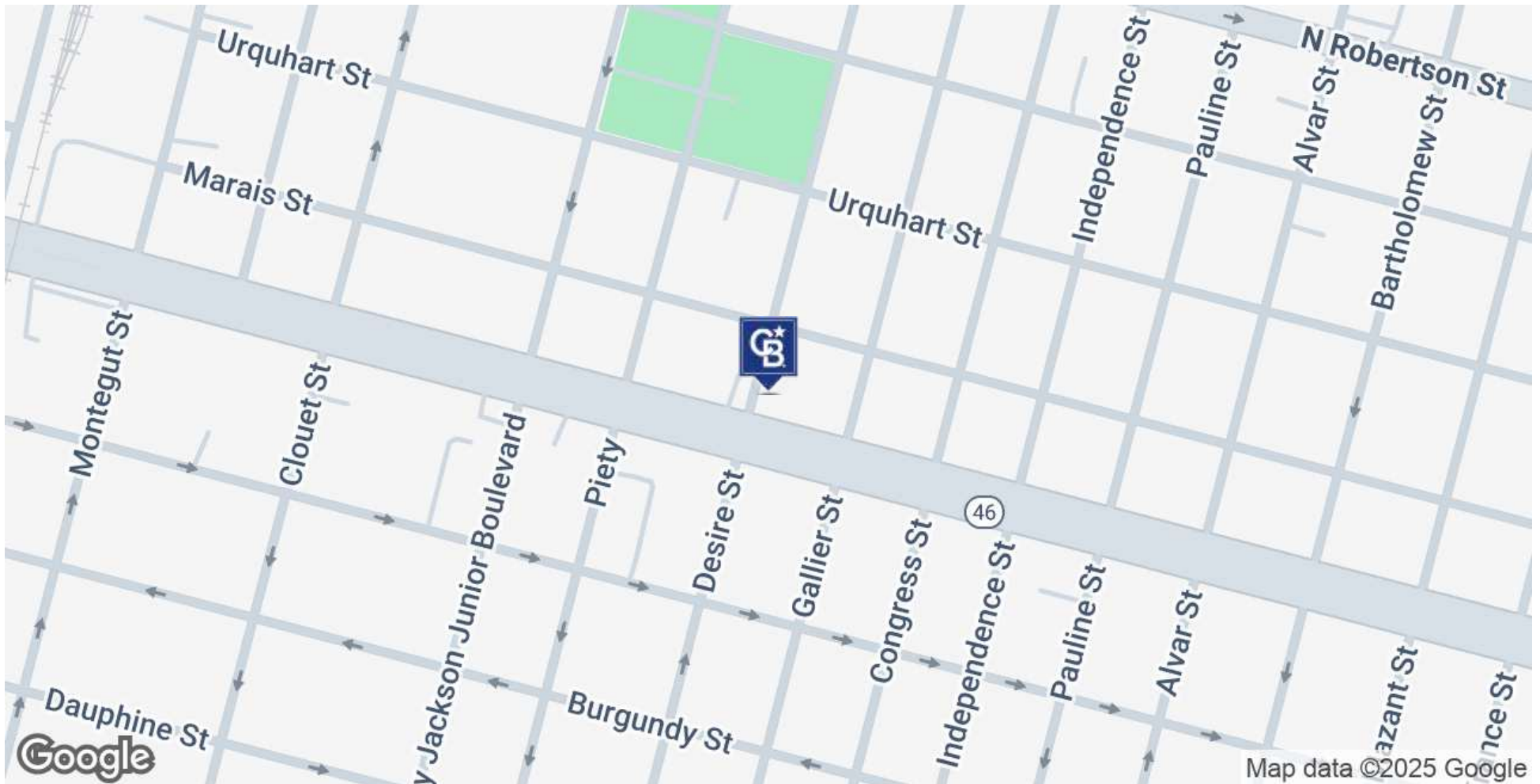


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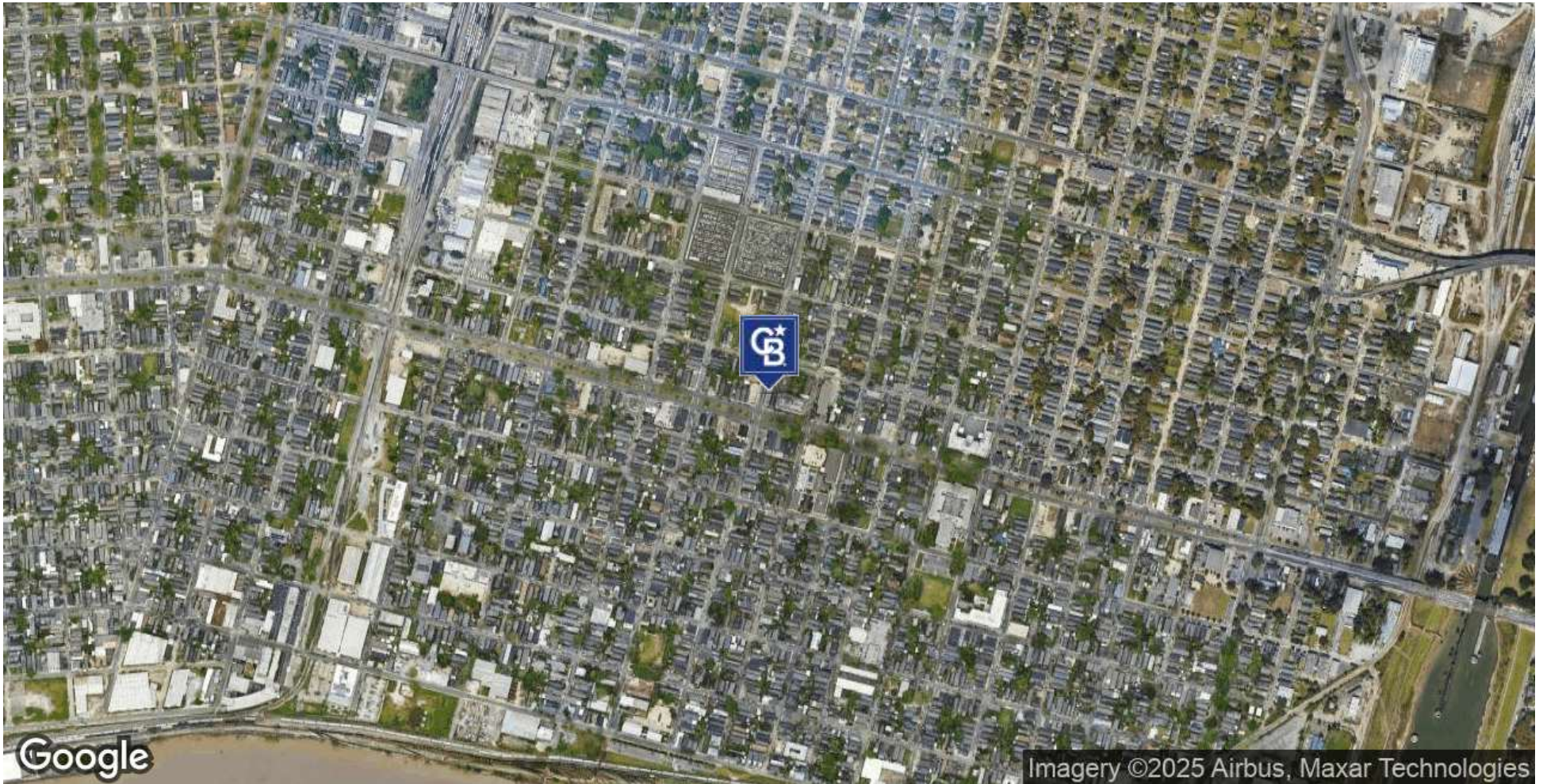


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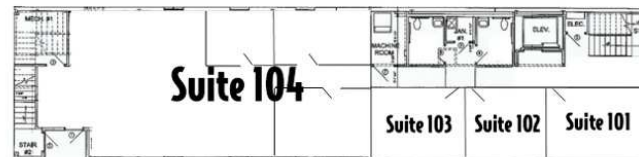
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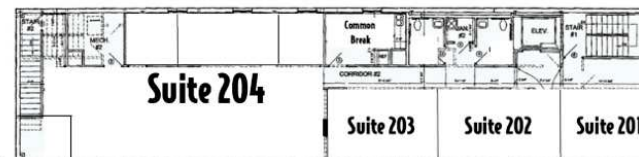
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1st Floor



2nd Floor



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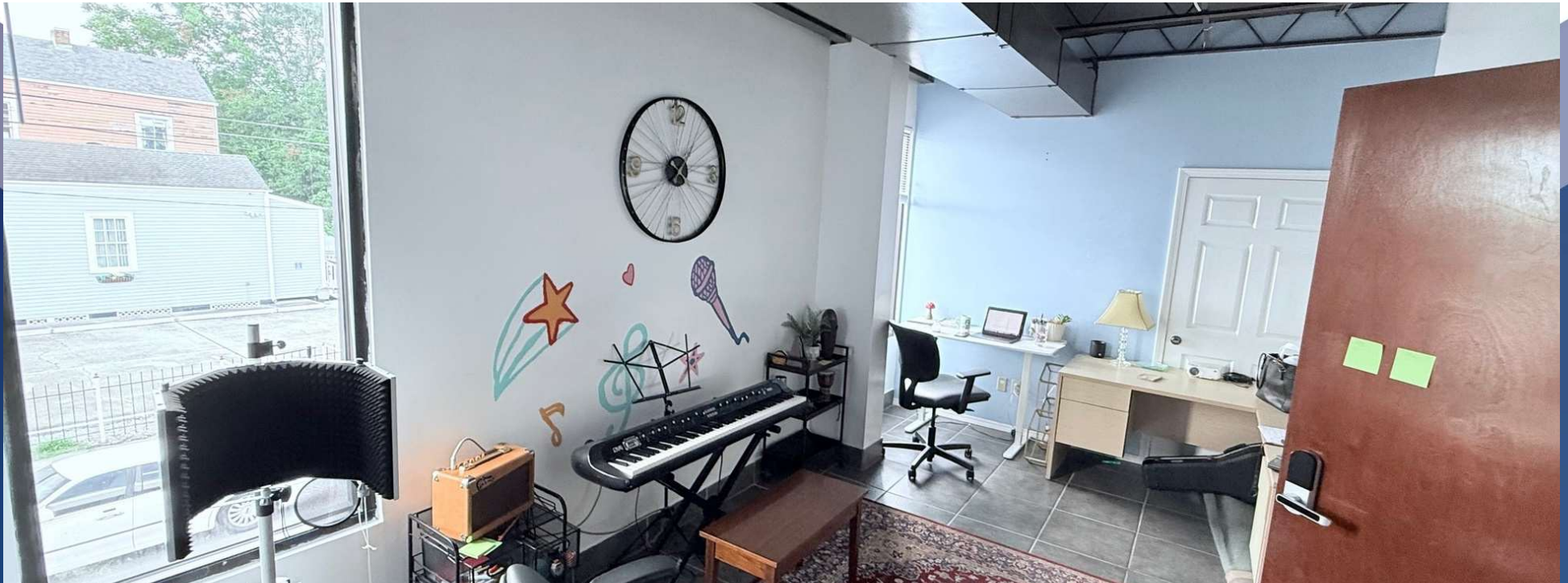


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INVESTMENT OVERVIEW

Price	\$799,000
Price per SF	\$139
Price per Unit	\$99,875
CAP Rate	2.17%

OPERATING DATA

Net Operating Income	\$17,359
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FINANCING DATA

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,449	6,126	15,923
Average Age	43	42	42
Average Age (Male)	43	42	42
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,305	3,227	8,166
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$72,836	\$69,110	\$64,035
Average House Value	\$462,333	\$447,491	\$403,249

Demographics data derived from AlphaMap



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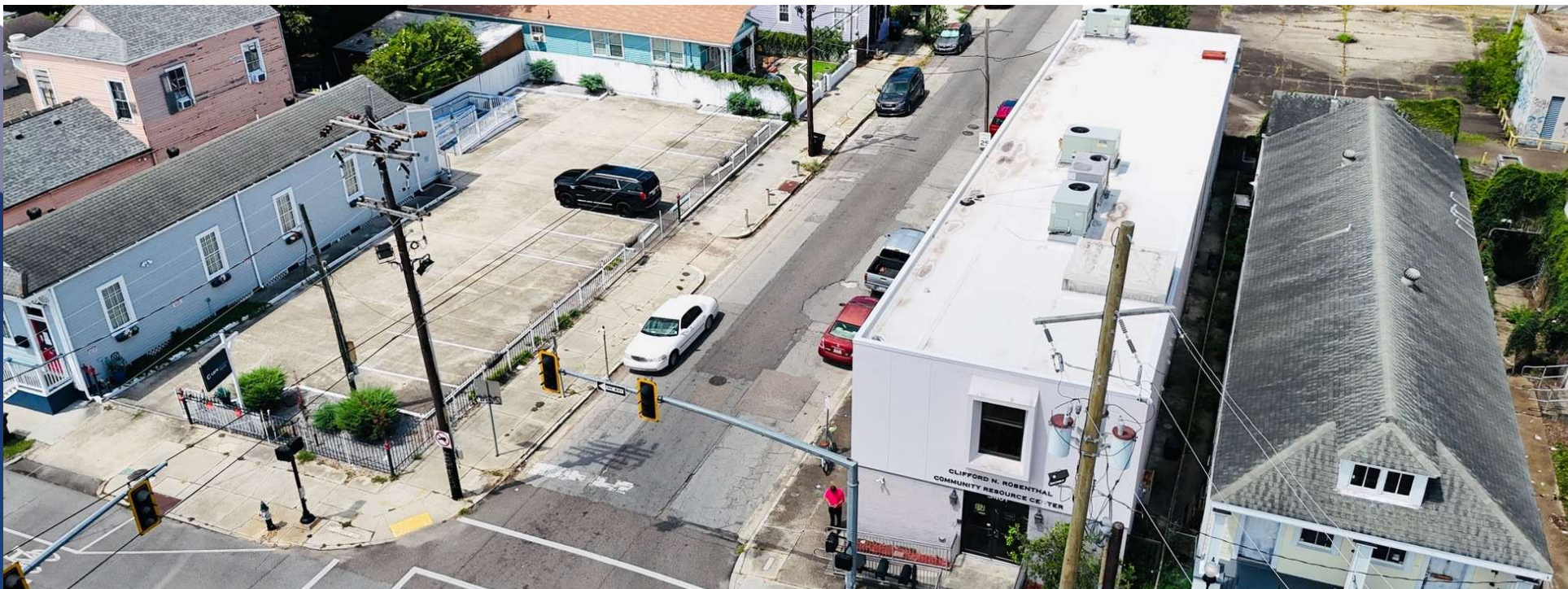


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RON PATRON

Commercial Division Manager

ron.patron@cbtec.com

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PROFESSIONAL BACKGROUND

Awards

2021 Mentor-Protege of the Year

2021, 2022, 2023 Circle of Distinction

2021, 2022, 2023 Broker of the Year- Special Purpose

2021, 2022, 2023 Number One CB Salesperson in the State of Louisiana

Ron Patron began his career in accounting and finance working with Harrah's and The Riley Group. In 2012 he purchased SEC Wholesale, a construction and oil and gas supplier, and was quickly grew his company three fold in two years time. Ron sold his company and began his work with Coldwell Banker Commercial focusing on Industrial Properties in southern Louisiana. He received his Accounting degree from LSU and his MBA in Finance from Tulane University. He is an active member of the community serving Boys Hope Girls Hope and also currently serves on the Commercial Investment Division Board.

TEC

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