



OFFICE, SHOWROOM, AND INDUSTRIAL SITES WITH DUAL FRONTAGE

1857 AGRICULTURE ST NEW ORLEANS, LA 70119



OFFERED: FOR SALE

SALE PRICE: \$900,000 (\$113.21/SF)

7,950 SF

- Buildings containing office, showroom, and industrial spaces
- Large parking lot for possible expansion or additional development
- Frontage on Agriculture St and Florida Ave

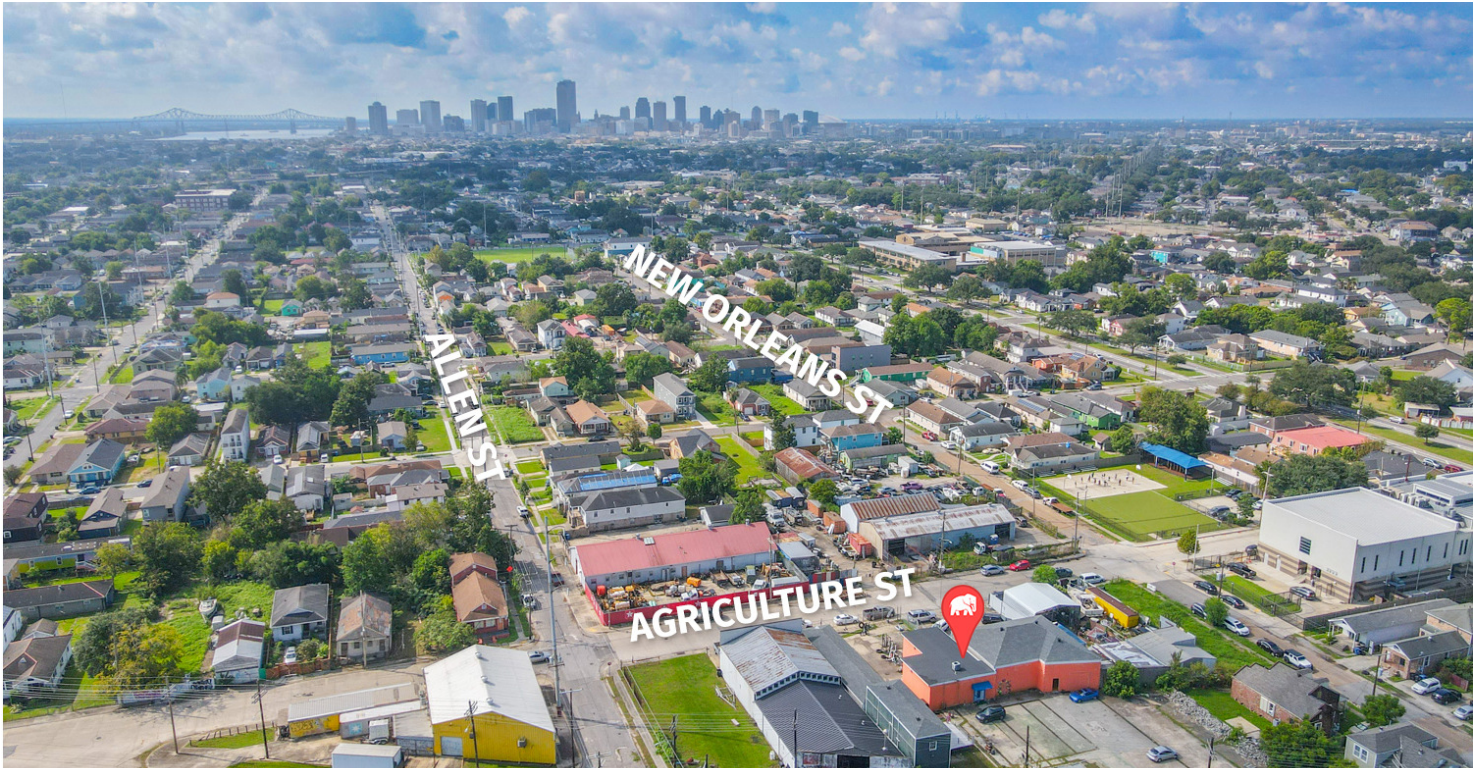
CONTACT:

ADRIEN FOLEY
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800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for sale, 1857 Agriculture St features a versatile commercial property with multiple buildings approximating $\pm 7,950$ SF.
- With frontage on Agriculture St and Florida Ave, the site offers excellent access and visibility.
- This property accommodates a wide range of business needs with its varied spaces including office, showroom, and industrial spaces. A large parking lot in the rear opens possibilities for development.
- Zoned MU-1, the site allows for a variety of commercial projects, creating opportunities for investors or tenants.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	1857 Agriculture St
City, State, Zip	New Orleans, LA 70119
County	Orleans Parish
Market	LA - New Orleans
Sub-Market	St. Roch
Township	12S
Range	11E
Section	11
Side Of The Street	North
Road Type	Paved
Market Type	Large
Nearest Highway	N Broad St (US 90)
Nearest Airport	New Orleans Lakefront (NEW)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	MU-1 - Medium Intensity Mixed-Use District
APN #	37W314712
Lot Frontage	±178 ft
Lot Depth	±147 ft

BUILDING INFORMATION

Building Size	±7,950 SF
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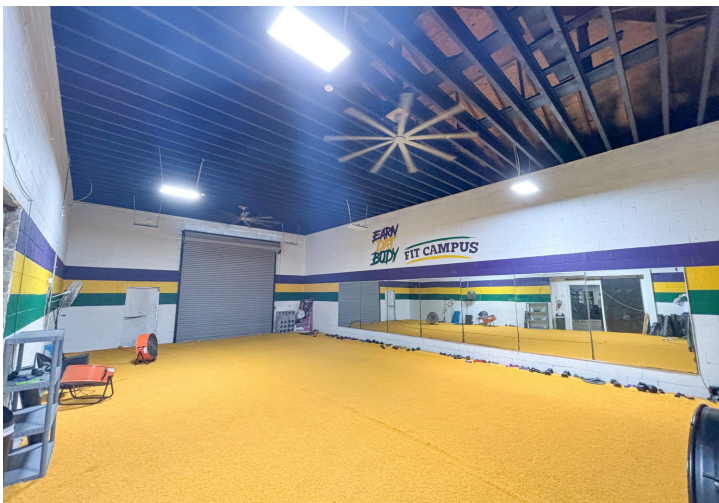
EXTERIOR PHOTOS



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INTERIOR PHOTOS



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AERIAL PHOTOS



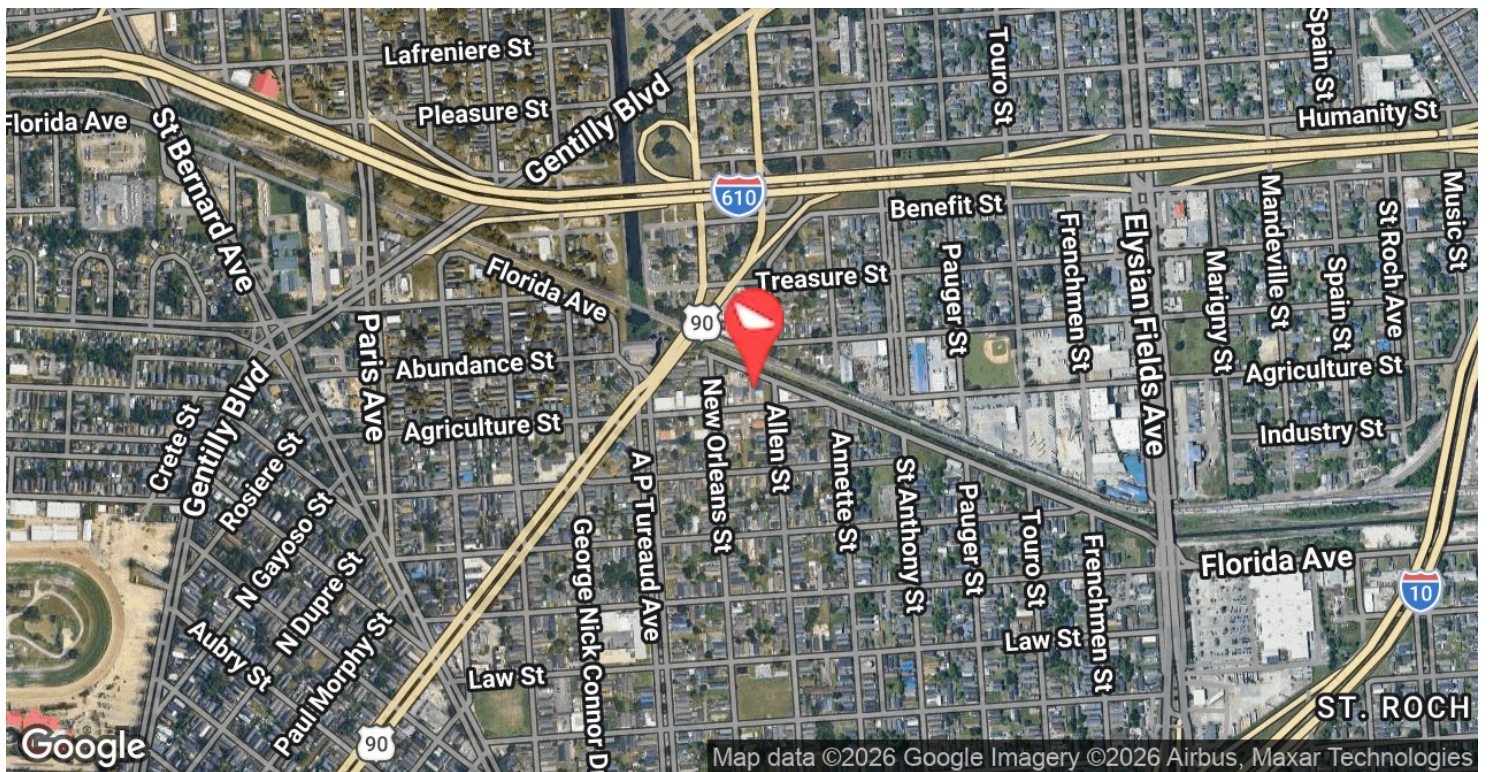
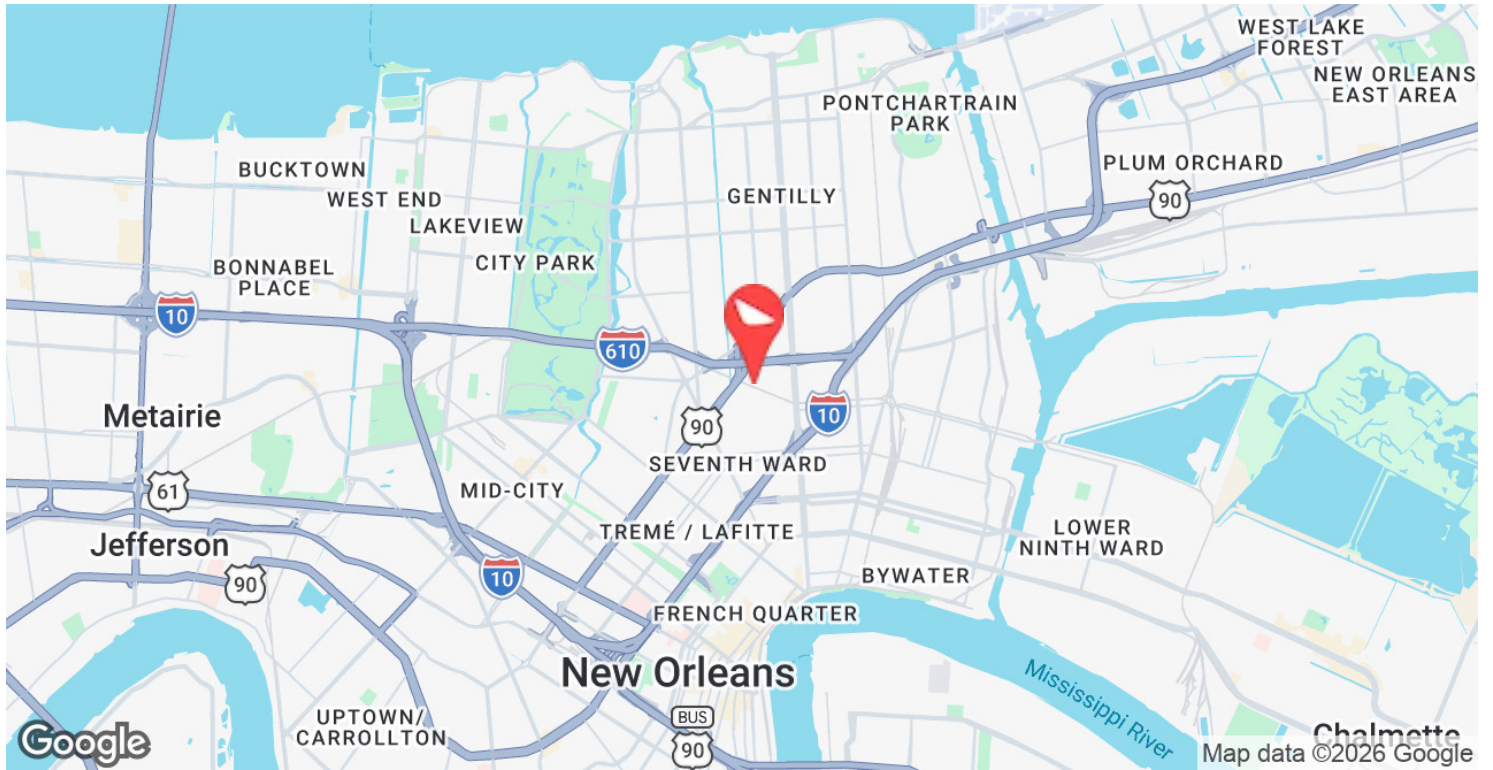
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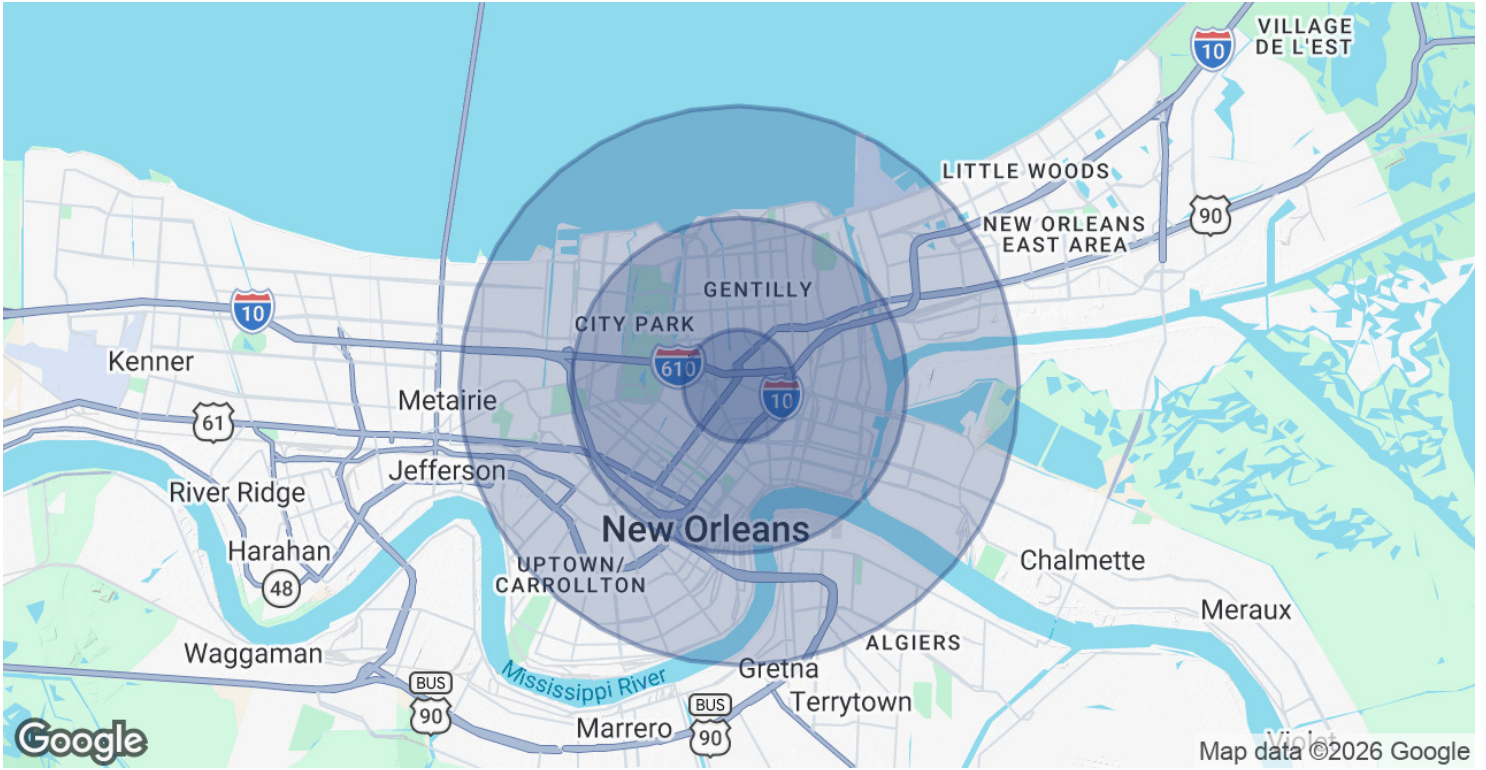
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,986	133,132	303,938
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME

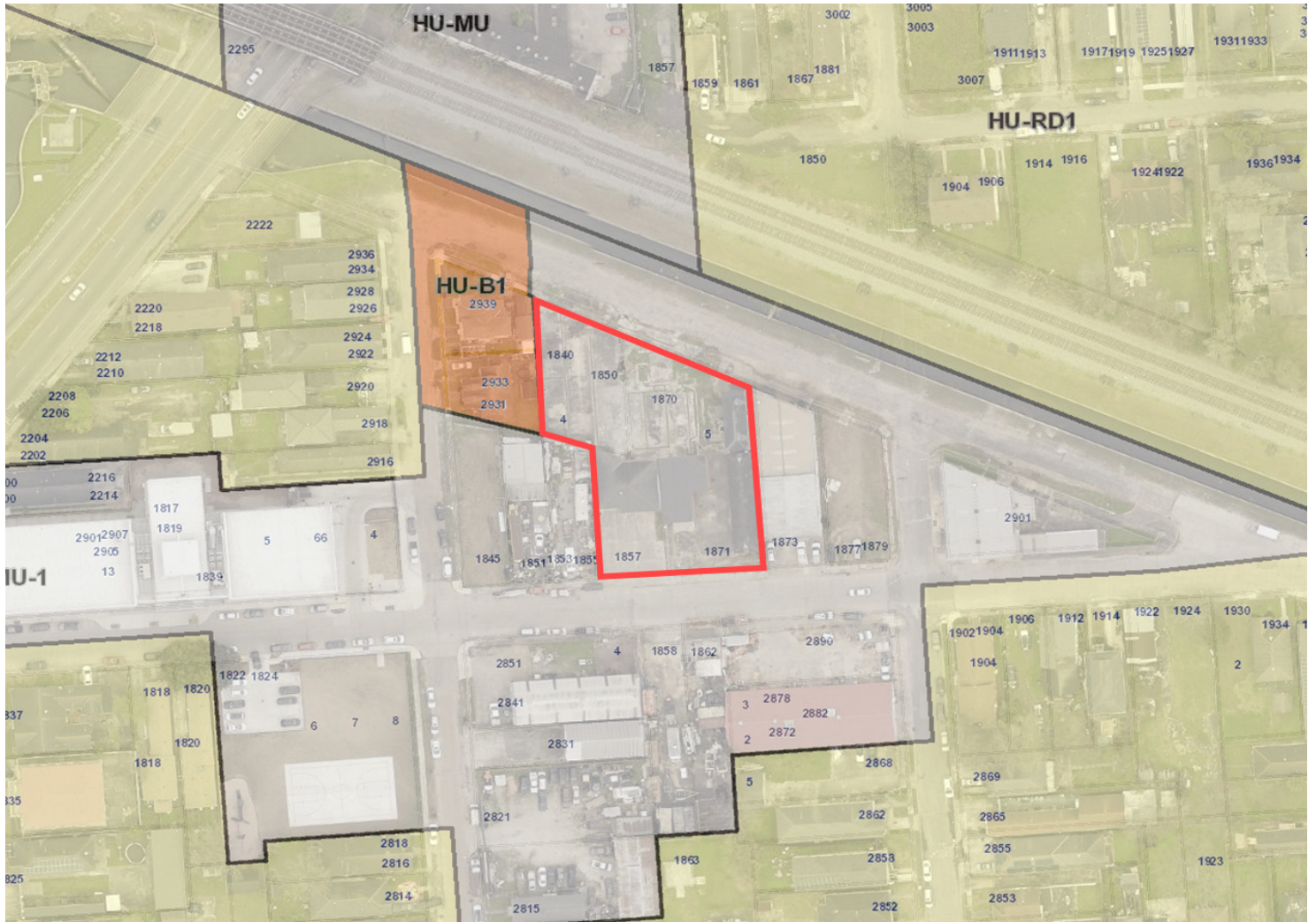
	1 MILE	3 MILES	5 MILES
Total Households	9,202	62,363	137,159
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$46,301	\$77,293	\$87,889
Average House Value	\$296,869	\$419,071	\$448,904

2020 American Community Survey (ACS)

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ZONING MAP



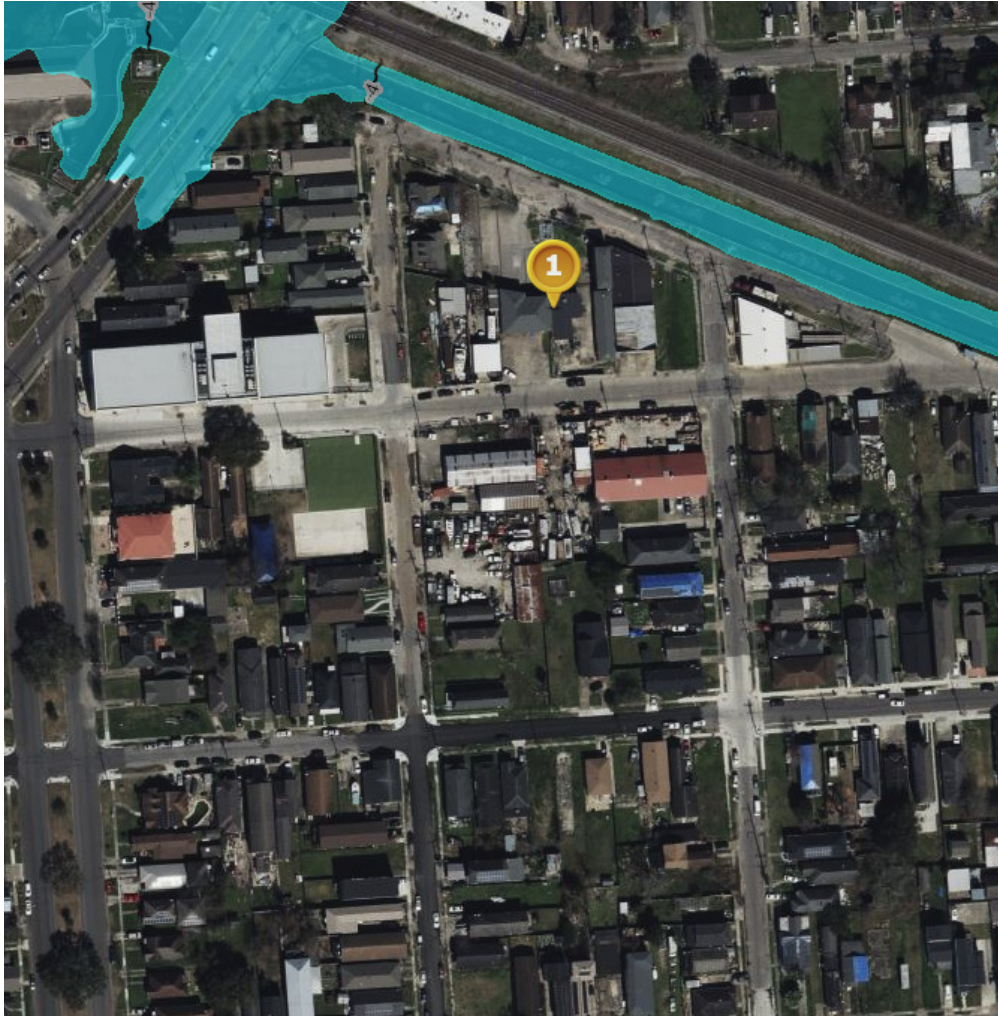
MU-1 - MEDIUM INTENSITY MIXED-USE DISTRICT


Source: The municipality in which the property is located

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FLOOD ZONE MAP



Pt. 1 (29.9876, -90.0660) 

Community: New Orleans

Effective FIRM (Effective: 9/30/2016)
Flood Zone: 0.2 PCT ANNUAL CHANCE FLOOD
HAZARD
FIRM Panel ID: 22071C0227F
FIRM Panel Date: 9/30/2016

Ground Elevation¹: -1.3 ft

[Community Info](#) [What Does This Mean?](#)

[Clear Points](#)

FLOOD ZONE: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Source: maps.lsuagcenter.com/floodmaps

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