MELISSA S. WARREN, CCIM

Office: 504-523-4481 Direct: 504-620-8148

Direct: 504-620-8160 mwarren@stirlingprop.com jhollis@stirlingprop.com

IUOE 406 OFFICE BUILDING

7370 Chef Menteur Highway New Orleans, LA 70126

SUMMARY

JUHMAD M. HOLLIS

Office: 504-523-4481

FOR SALE

PROPERTY OVERVIEW

7370 Chef Menteur Highway is an excellent location for a medical office, a government user, a house of worship, or a serviceoriented business. This well-maintained, elevator-served, twostory office building has a well-designed floor plan consisting of a waiting room with offices on the 1st floor and a spacious assembly room on the 2nd floor.

Built in 1969 and occupied since by the International Union of Operating Engineers - Local 406, the property offers ample parking with nearly 36,000 SF of paved parking surface and +/- 1.5 acres of yard that can be utilized for staging, storage, or recreational use. The location has fast, convenient access to Interstate 10.

PRICE

• \$975,000

BUILDING INFO

- Total Building +/- 15,000 SF
- First Floor: Large waiting room, conference room, and kitchen/breakroom
- Second Floor: Spacious assembly room with kitchen
- Year Constructed 1969
- Year Renovation 2006

LAND INFO

- Total Lot Size 2.8 Acres
- · Paved Parking Area +/- 36,000 SF
- Rear Yard +/- 1.5 Acres
- Zoning C-1











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AERIAL Airport Lakefront Airport THE UNIVERSITY of NEW ORLEANS 6,600 Students Seabrook **New Orleans East Hospital** Old Gentilly Rd Walmart AUBOUR De Saix Blvo Main Outfall Canal 7370 CHEF MENTEUR HIGHWAY **NEW ORLEANS, LA 70126** (39) **New Orleans** (39) Downtown SHOE DEPT. French (39) Quarter St. Bernard Ne Orleans **Parish Hospital** Chalmette

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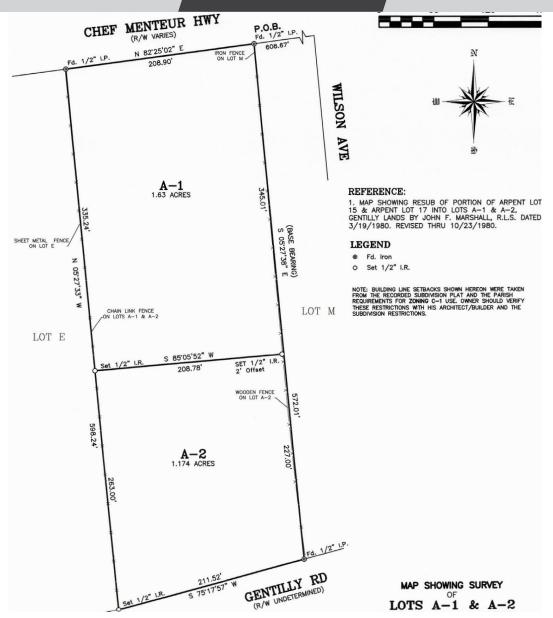
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SUMMARY AERIAL SURVEY PHOTOS DEMOGRAPHICS

Click image for larger view



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PHOTOS



















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SUMMARY

AERIAL

SURVEY

PHOTOS

DEMOGRAPHICS





2024 DEMOGRAPHICS

_	3 MILE	5 MILE	10 MILE
POPULATION	57,495	164,379	529,464

	3 WILE	5 MILE	IO WILE
AVG. HH INCOME	\$61,231	\$65,937	\$88,774

2 NAIL E

ENAME

	3 MILE	5 MILE	10 MILE
HOUSEHOLDS	22,477	70,235	233,648

40 NAIL E