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## OAK STREET RETAIL/OFFICE/WAREHOUSE FOR LEASE

8704 Oak Street, New Orleans, LA 70118



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## DESCRIPTION

Available for lease, 8704 Oak Street offers a unique opportunity along the Oak Street commercial corridor with three distinct spaces available individually or together: a ±2,300 SF garage/warehouse, a shotgun-style office space, and a two-bedroom apartment. Formerly home to a long-standing upholstery shop, the property lends itself well to a variety of creative, service, or office users seeking a flexible live/work or mixed-use setup.

The property is in excellent condition throughout and features historic detailing, abundant natural light, a front and side yard, and an oversized garage space well suited for storage, workshop, or warehouse use, all on a huge, oversized double lot.

### Entire Building:

- \$4,500/month NNN

### Warehouse:

- \$1,200/month NNN

### Office Space:

- \$1,800/month NNN

### Apartment:

- \$1,750/mo

**LEASE PRICE:** See Above

**BUILDING SIZE:** 4,567 SF

**ZONING:** HU-MU

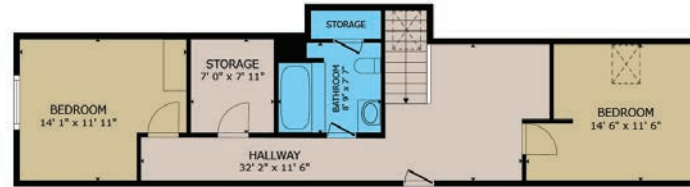
**LAND SIZE:** 7,080 SF

## DEMOGRAPHICS

2026 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	7,897	20,466	91,821
<b>AVERAGE HH INCOME</b>	\$118,310	\$125,503	\$116,858

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2nd Floor



Ground Floor

Oak Street

GROUND FLOOR PLAN

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## AERIAL VIEW

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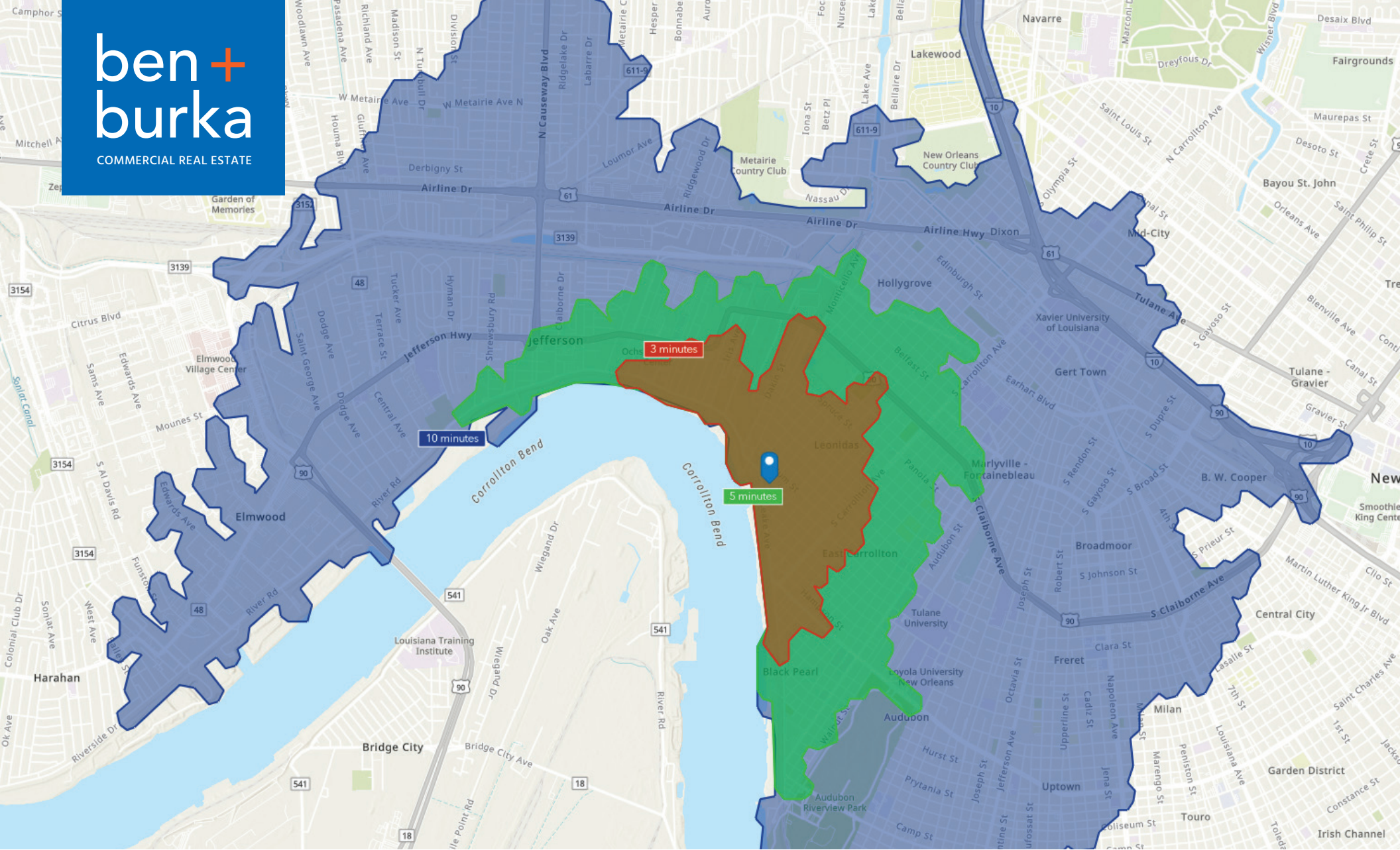




## AERIAL VIEW



8704-06 Oak Street, New Orleans, LA 70118



## DRIVE TIME MAP



8704 Oak Street, New Orleans, LA 70118

For more information, please contact the Owner's exclusive representative:

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— LICENSED IN THE STATE OF LOUISIANA —

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