



OFFICE CONDO OFF I-10 IN METAIRIE FOR SALE

2315 N WOODLAWN AVE (STE 201, 202) METAIRIE, LA 70001



OFFERED: FOR SALE

SALE PRICE: \$454,090 (\$122/SF)

±3,722 SF | SUITE 201 (VACANT), SUITE 202 (LEASED)

- Immediately available for sale or lease
- Reception, 5 private offices, 2 open work areas, 4 restrooms, kitchen
- ±2,374 SF vacant (Suite 201)
- ±1,348 SF leased to a staffing company

CONTACT:

NOAH LOVELAND
720.703.5491

800.895.9329 | <https://elifinrealty.com> | December 2023
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, Suite 201, 202 at 2315 N Woodlawn Ave is perfect for a buyer who wants to own and reduce their operating costs through shared building expenses and income from the adjacent suite.
- The suite comprises a reception area, 5 private offices, 2 open work areas, 4 private restrooms, and a kitchen.
- The suite was recently freshly updated with new paint and carpet.
- See agent for operating expenses.
- This office building enjoys an excellent location with just ± 2 minutes access to I-10 and less than ± 500 ft access to Clearview Pkwy and W Napoleon Ave.
- There is ample parking in an off-street lot.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	2315 North Woodlawn Avenue (Ste 201, 202)
City, State, Zip	Metairie, LA 70001
County	Jefferson
Market	LA - New Orleans / Metairie / Kenner
Cross-Streets	N Woodlawn Ave at Zenith St
Side Of The Street	East
Off-Street Parking	Yes
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Hwy 3152 (Clearview Pkwy)
Nearest Airport	Louis Armstrong New Orleans International Airport (MSY)

PROPERTY INFORMATION

Property Type	Office
Zoning	BC2 – Business Core District
APN #	0820045685
Corner Property	Yes

BUILDING INFORMATION

Suite Size	±3,722 SF
Floor	Second
Tenancy	Multiple
Number Of Floors	2
Year Last Renovated	2023
Parking Type	Surface

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INTERIOR PHOTOS



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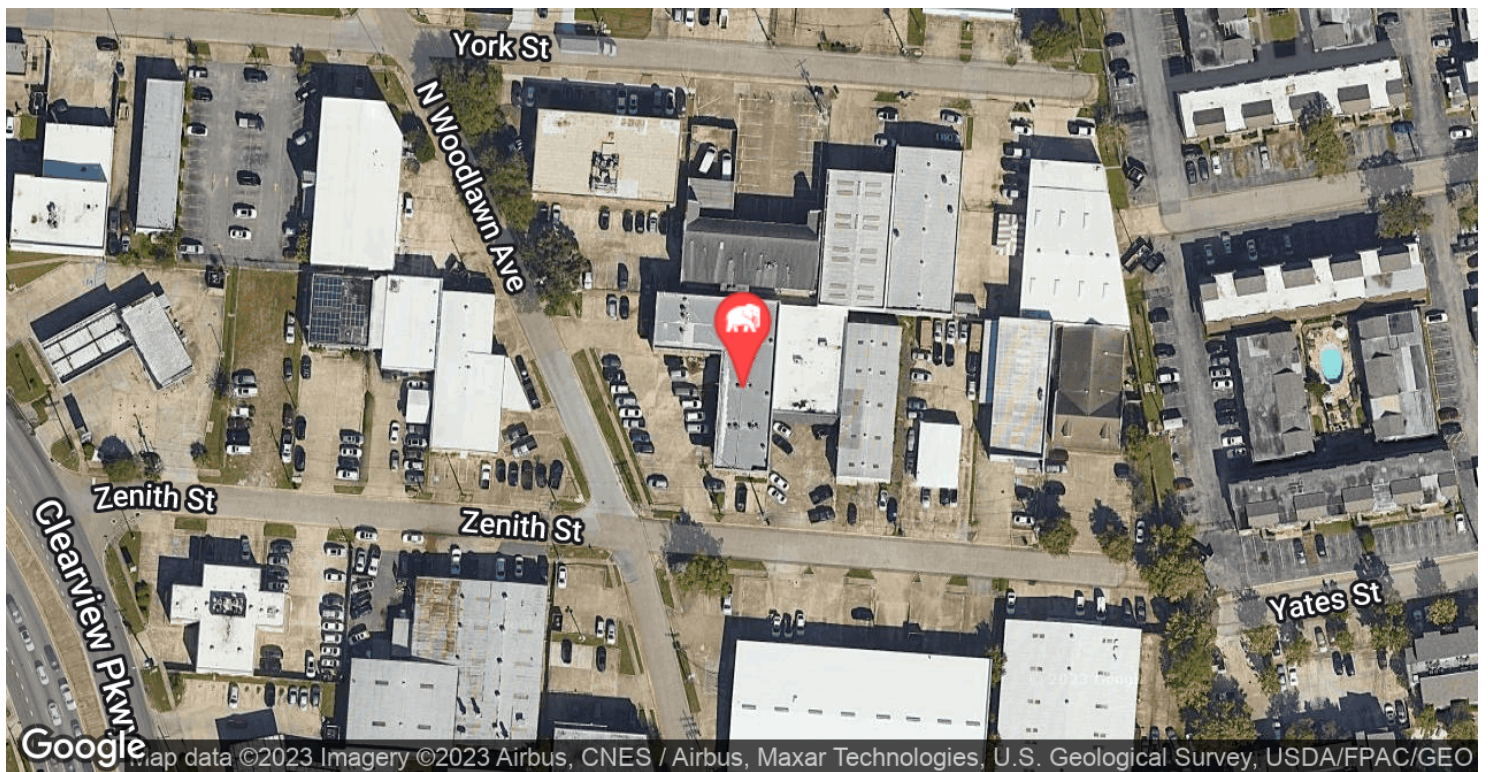
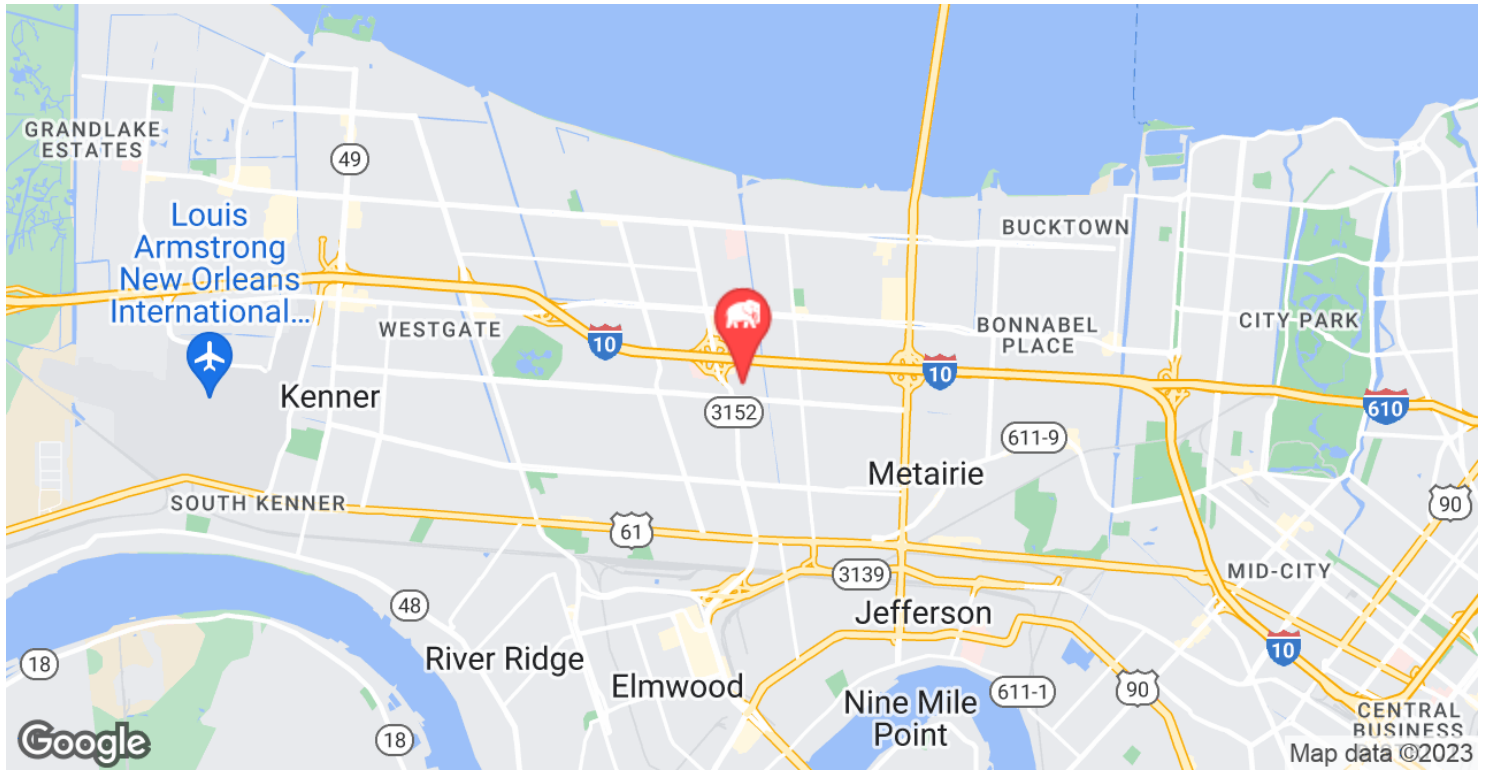
AERIAL PHOTOS



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LOCATION MAP



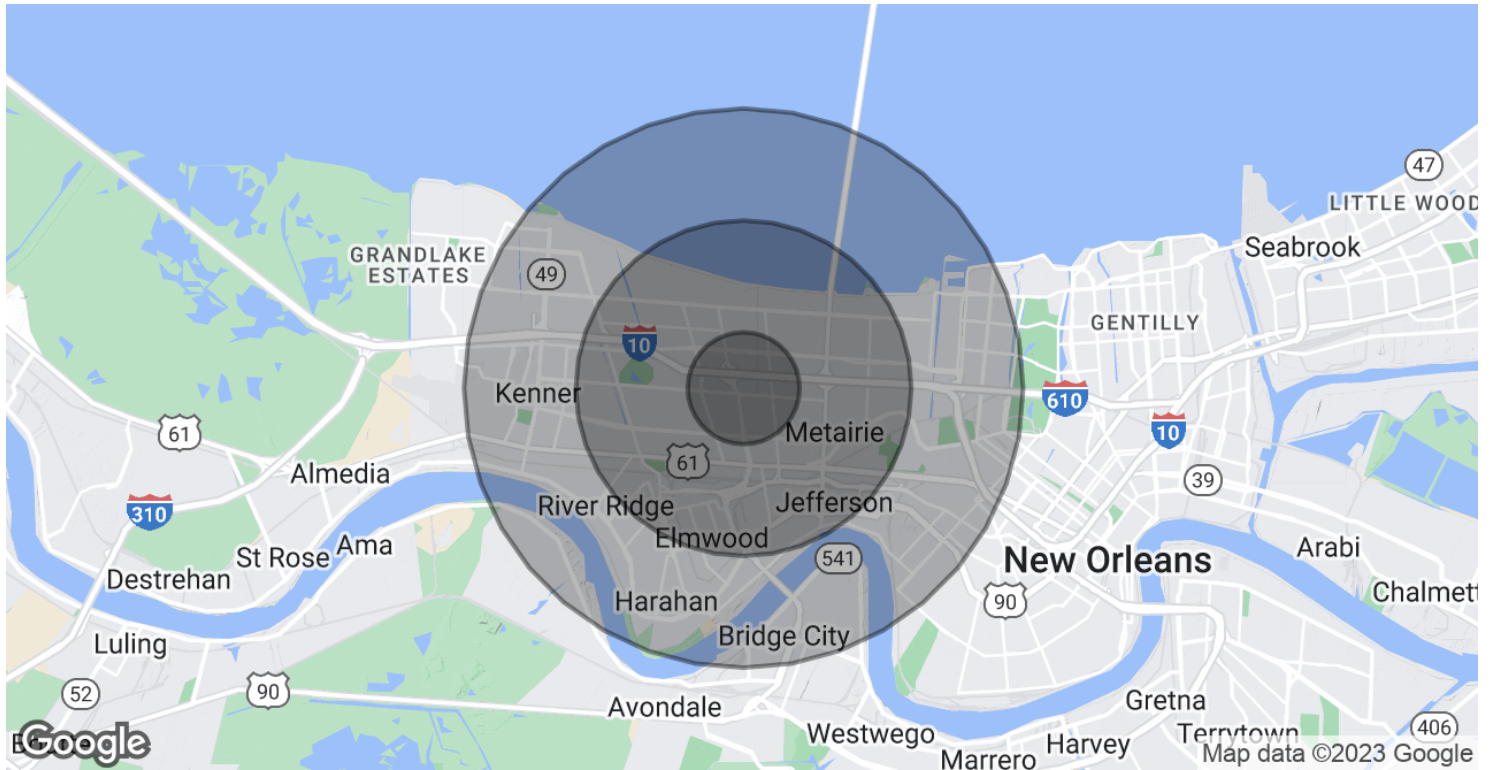
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DEMOGRAPHICS MAP & REPORT

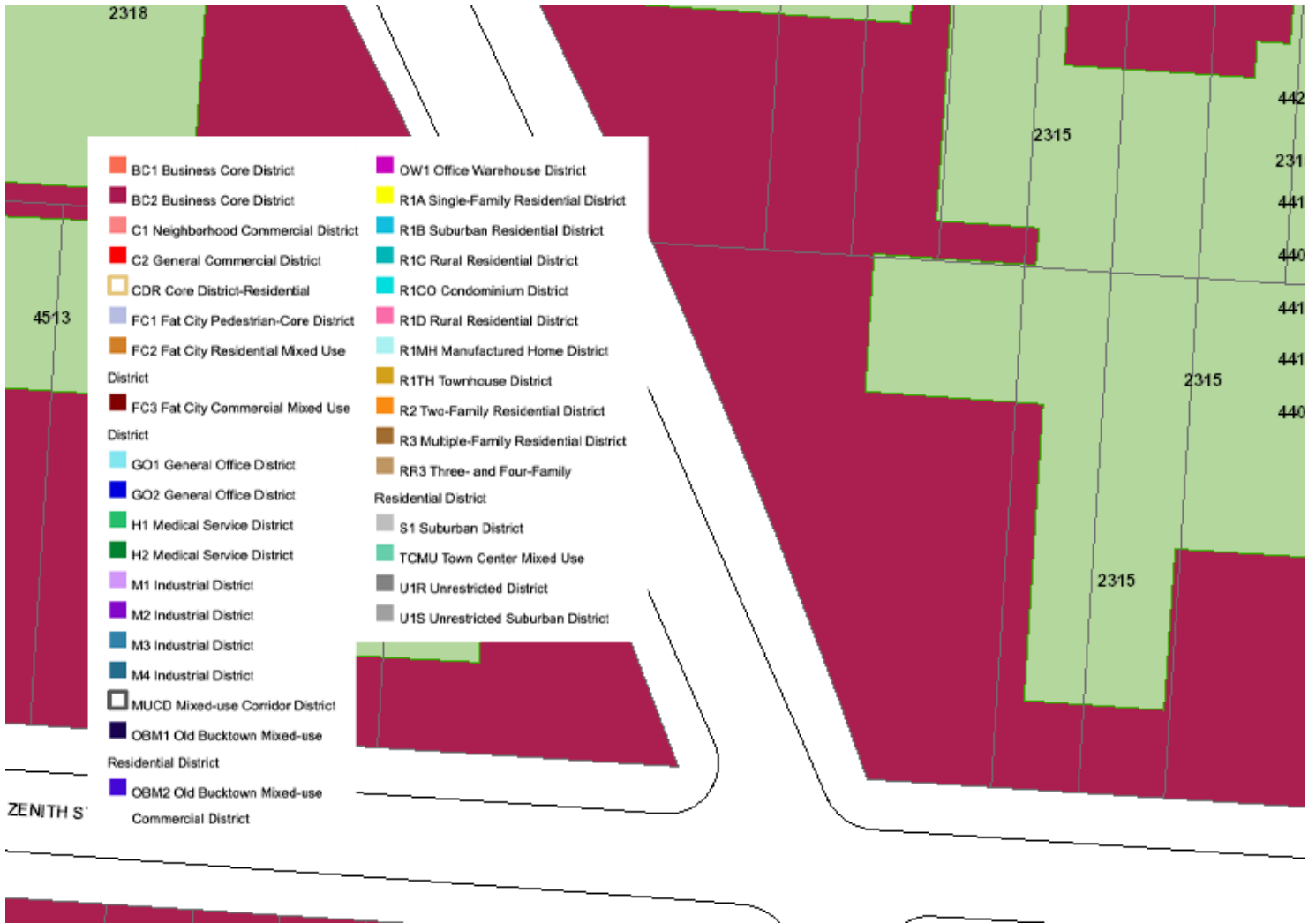


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,248	136,591	272,663
Average Age	40.6	43.5	41.7
Average Age (Male)	38.0	41.8	40.6
Average Age (Female)	41.4	44.9	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,013	63,986	126,574
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$64,018	\$76,547	\$74,603
Average House Value	\$161,227	\$232,678	\$244,370

** Demographic data derived from 2020 ACS - US Census*

ZONING MAP



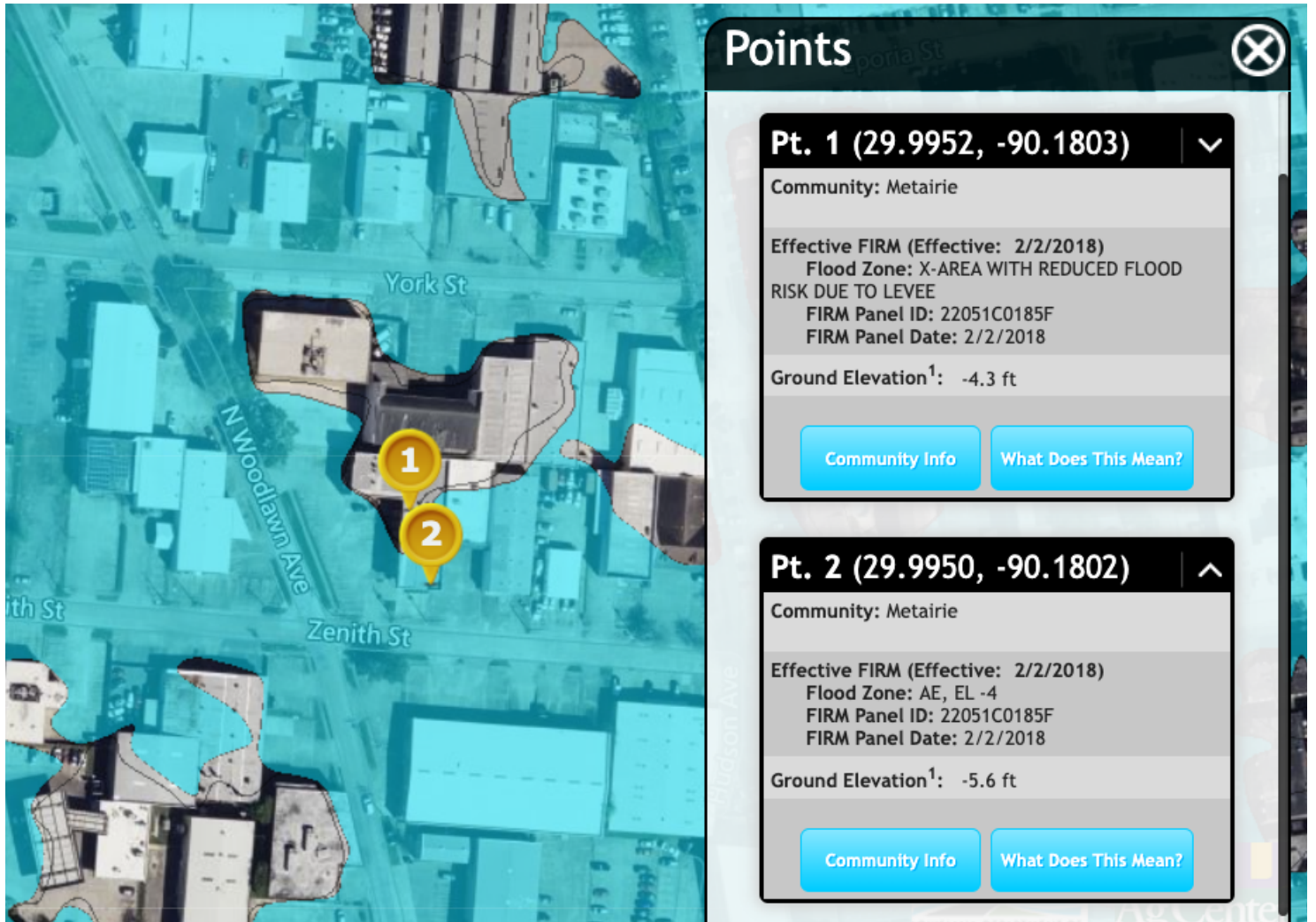
BC2 – BUSINESS CORE DISTRICT

Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X AND AE, EL -4

Source: maps.lsuagcenter.com/floodmaps

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