

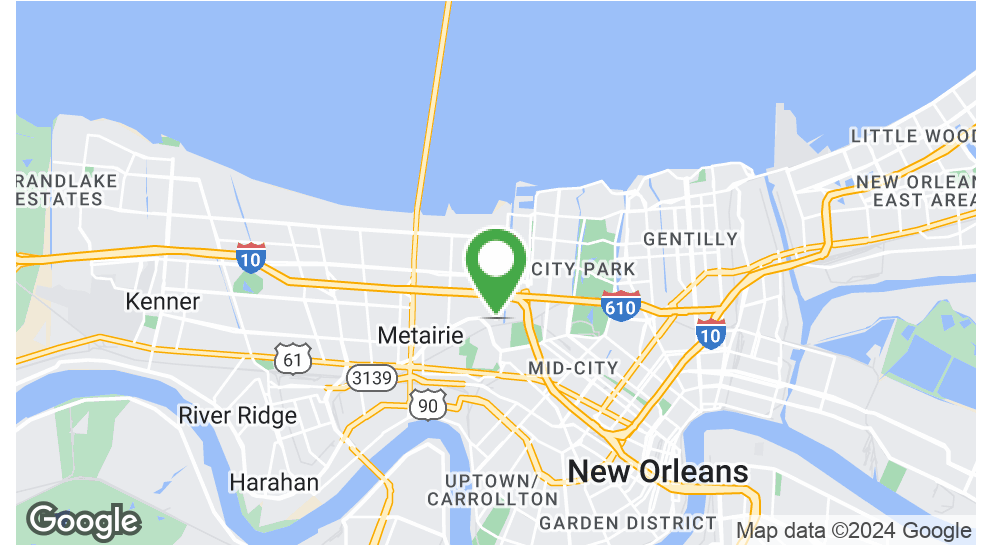


OLD METAIRIE MULTI-FAMILY PORTFOLIO

340 Carrollton Avenue, Metairie, LA 70005

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to introduce an exceptional opportunity to own five prime multi-family properties in the heart of Old Metairie. This location boasts a strategic position located four blocks from Metairie Road.

These buildings, with addresses ranging from 340 to 354 Carrollton Avenue and 200-202 Pink and 360 Lake, collectively offer an impressive land size of approximately 28,981 square feet. Each property is individually available for purchase, providing flexibility and tailored options to suit various investment strategies.

340-342 Carrollton Avenue (duplex) was recently updated, vinyl planked flooring, gas lanterns, and extra-long windows in living rooms. Washer and dryer in each unit. Roof is 4 years old.

346-348 Carrollton Avenue (duplex) was recently updated with waterfall quartz islands, barnwood sliding doors, large yard on one side. Washer and dryer in each unit. Roof is 4 years old.

352-354 Carrollton Avenue (duplex) was recently updated with refinished hardwood floors on both sides. Garage on one side. Roof is 4 years old.

200-202 Pink (duplex) is recently renovated with carports for both units. Roof is 4 years old.

360 Lake (single-family) was formerly a duplex converted to a single-family home. Zoned RD2. Property sits on a large 9,000 sf lot in X flood zone. Property includes two carports.

All properties are in a Flood Zone X and Zoned RD2.

Rent roll upon request.

PROPERTY BREAKDOWN:

Sale Price for All Buildings:	\$2,500,000
1. 340-42 Carrollton Avenue:	\$525,000
2. 346-48 Carrollton Avenue:	\$525,000
3. 352-54 Carrollton Avenue:	\$525,000
4. 200-02 Pink Street:	\$525,000
5. 360 Lake Avenue:	\$400,000

MULTIFAMILY PROPERTY FOR SALE

PROPERTY SUMMARY





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MULTIFAMILY PROPERTY FOR SALE

EXTERIOR PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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INTERIOR PHOTOS





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MULTIFAMILY PROPERTY FOR SALE

AERIAL



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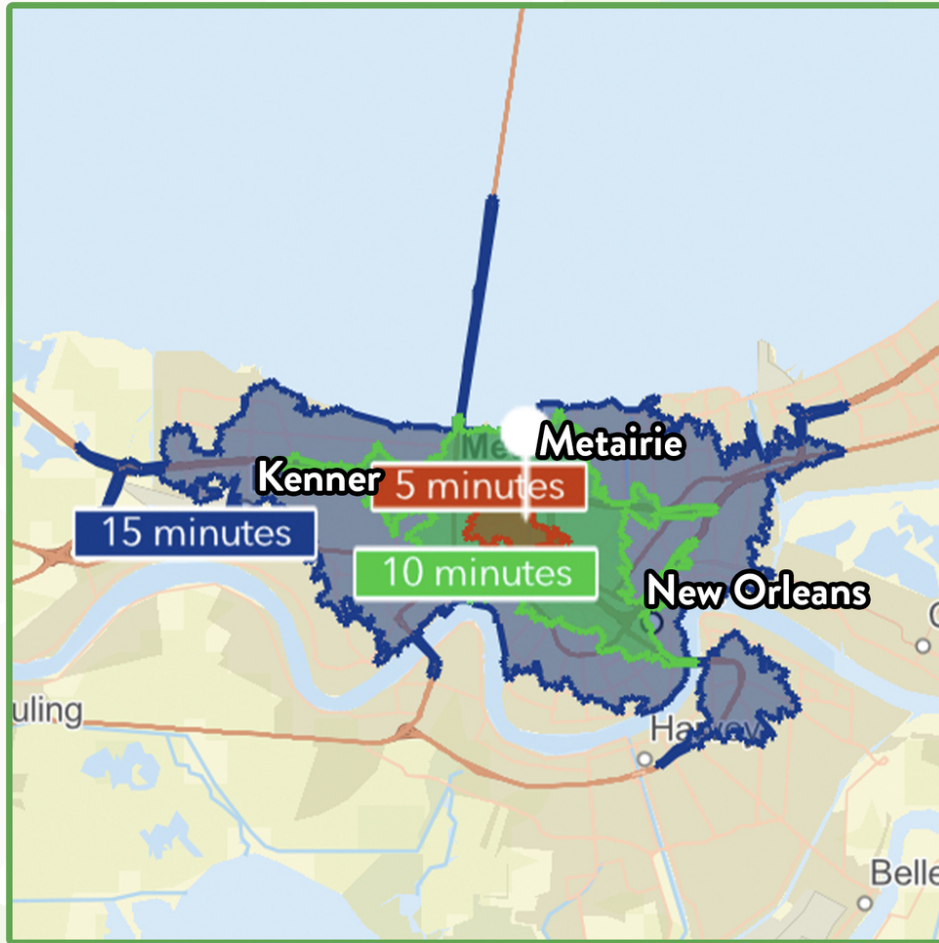
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Building: 1,685 sf



\$98,009

Average Household Income within 15 minutes of site.



38.5

Median Age Within 15 minutes of site.



216,044

Number of housing units within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	15,769	145,020	415,804
Average HH Income	\$139,429	\$100,655	\$98,009
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	15,379	142,153	406,552
Average HH Income	\$156,808	\$116,283	\$113,882

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

MULTIFAMILY PROPERTY FOR SALE

AREA DEMOGRAPHICS



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