

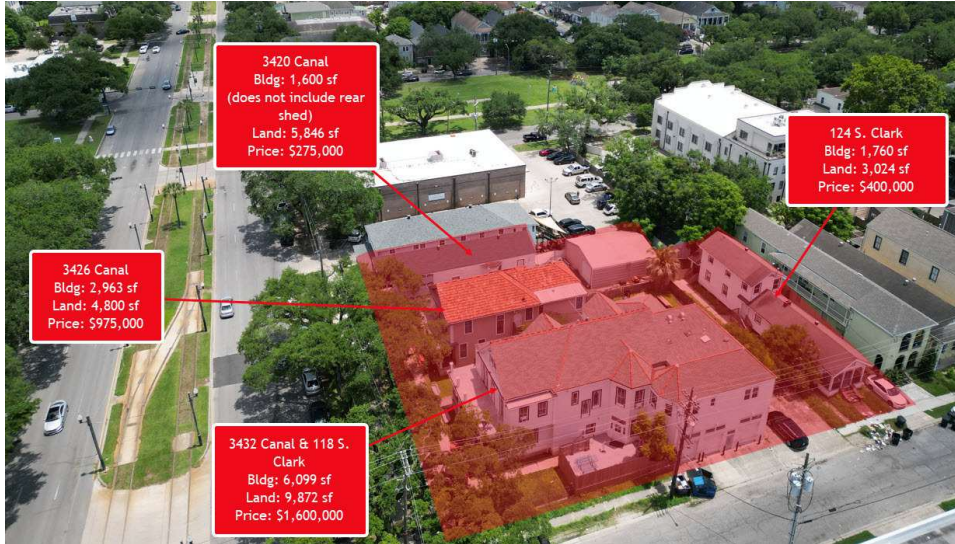


CANAL STREET PORTFOLIO

3432 Canal Street, New Orleans, LA 70119

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to introduce an exceptional opportunity to own four prime properties in the heart of Mid-City New Orleans, located at the corner of Canal Street and S. Clark. This location boasts a strategic position amidst the vibrant pulse of the city.

These four buildings, with addresses ranging from 3420 to 3432 Canal Street and 118 to 124 S. Clark, collectively offer an impressive land size of approximately 23,542 square feet. Each property is individually available for purchase, providing flexibility and tailored options to suit various investment strategies.

3432 Canal Street and 3426 Canal Street were previously leased to the VA and were constructed with a sprinkler system and 3432 Canal Street also has an operating elevator.

Zoned as HUMU - Historic Urban Mixed Use, these buildings hold immense potential for a diverse range of commercial endeavors, from boutique retail spaces to upscale dining establishments or trendy office hubs. The rich historical character of the area coupled with the bustling urban landscape makes this an enticing proposition for investors with a keen eye for opportunity.

INDIVIDUAL PRICING

- 3432 Canal & 118 S Clark (6,099 SF): **\$1,600,000**
- 3420 Canal & 3426 Canal (4,563 SF): **\$1,250,000**
- 124 S. Clark (1,872 SF): **\$400,000**
- Portfolio Price: **\$2,750,000**

FOUR BUILDINGS FOR SALE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



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ADDITIONAL PHOTOS

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



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FOUR BUILDINGS FOR SALE

AERIAL



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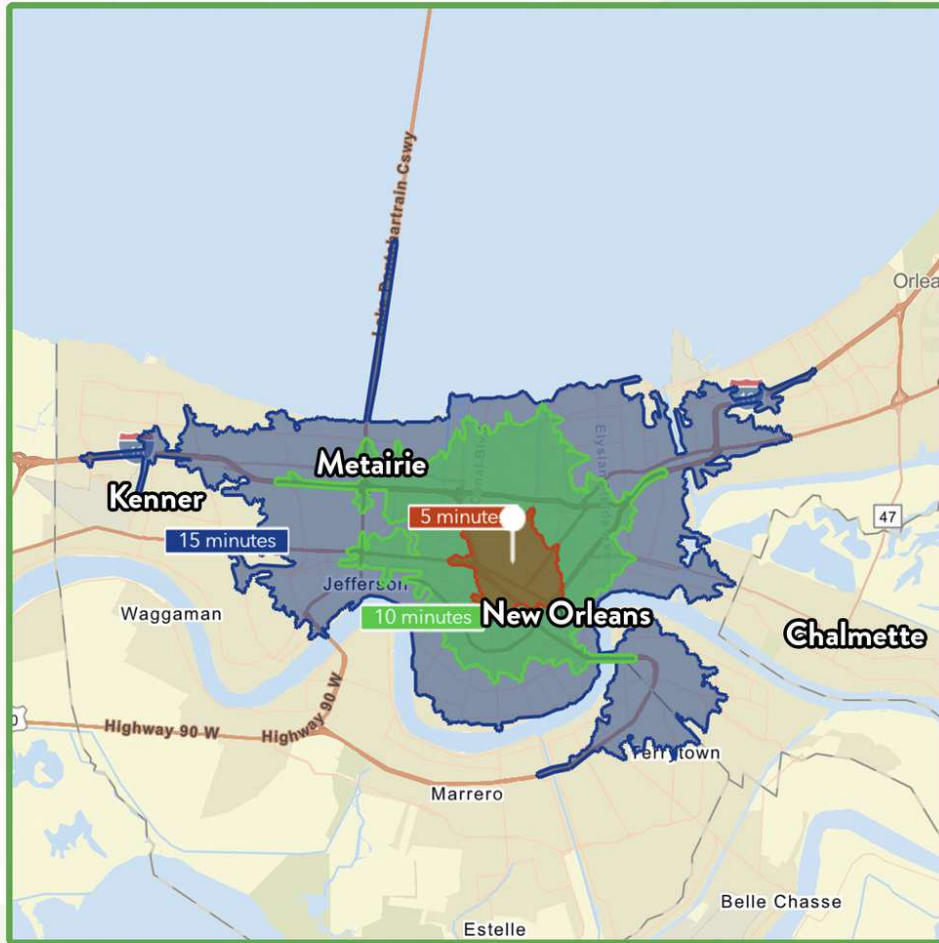


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\$98,034

Average Household Income within 15 minutes of site.



38.2

Median Age Within 15 minutes of site.



222,739

Number of housing units within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	31,689	164,944	419,494
Average HH Income	\$84,906	\$95,149	\$98,034
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	30,962	160,503	409,993
Average HH Income	\$99,562	\$110,945	\$113,940

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

FOUR BUILDINGS FOR SALE

AREA DEMOGRAPHICS



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