



TWO CANAL STREET BUILDINGS FOR SALE

3420 & 3426 Canal St, New Orleans, LA 70119

MATT EATON, CCIM • PARTNER

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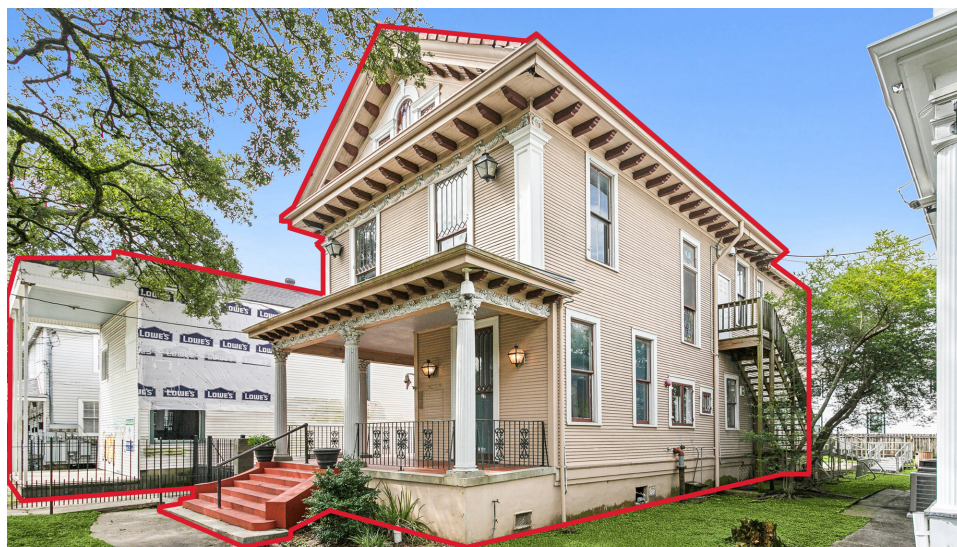
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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer 3426 and 3420 Canal Street for purchase, two adjacent properties ideally positioned for a unique office or mixed-use opportunity. The properties are offered together, with 3426 Canal Street serving as a historic office building and 3420 Canal Street providing potential off-street parking or redevelopment potential. Both properties are zoned HU-MU, allowing for a wide range of commercial, office, and creative uses.

3426 Canal Street

This Victorian-style office building exudes historic charm and character, featuring an array of original architectural details. The property is eligible for both federal and state historic tax credits, offering significant investment benefits. Situated on approximately 4,800 square feet of land, the building includes: a full sprinkler system, terracotta roof (installed post-Hurricane Katrina), new sewerage line, and ADA-compliant ramp and accessibility features. This is a rare opportunity to own a historically striking office space on Canal Street, blending timeless architecture with modern functionality.

3420 Canal Street

Located adjacent to 3426 Canal, this 1,600 square foot building is currently in shell condition and utilized as storage. The structure was raised and shored following Hurricane Katrina, and a new roof was installed after Hurricane Ida. The site also includes a 1,100 square foot clear-span storage shed. Given its condition and layout, the property offers flexibility, it could be renovated for additional use or repurposed for off-street parking, complementing the office use next door.

OFFERING SUMMARY

Sale Price (Both Properties):	\$1,250,000
3420 Canal Street:	1,600 SF
3426 Canal Street:	2,963 SF
Zoning:	HU-MU

OFFICE BUILDINGS FOR SALE

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3420 & 3426 CANAL STREET PACKAGE

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



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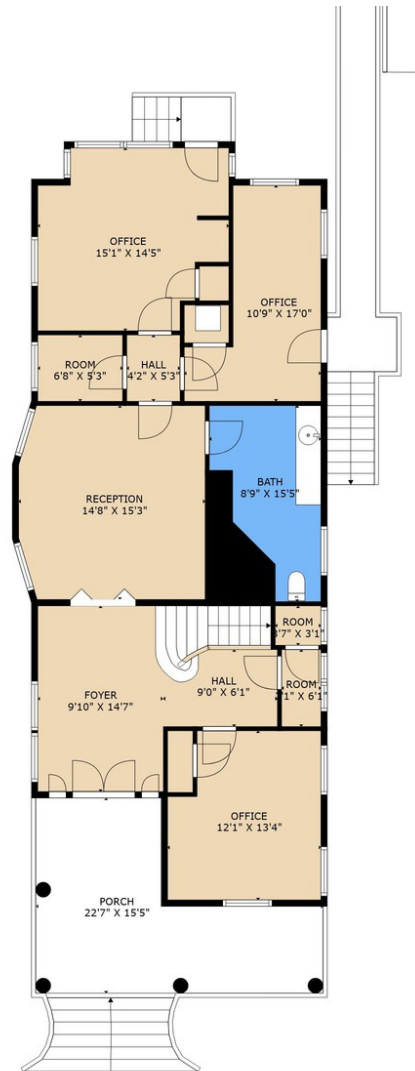
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FLOOR 1



FLOOR 2

OFFICE BUILDING FOR SALE

FLOOR PLANS





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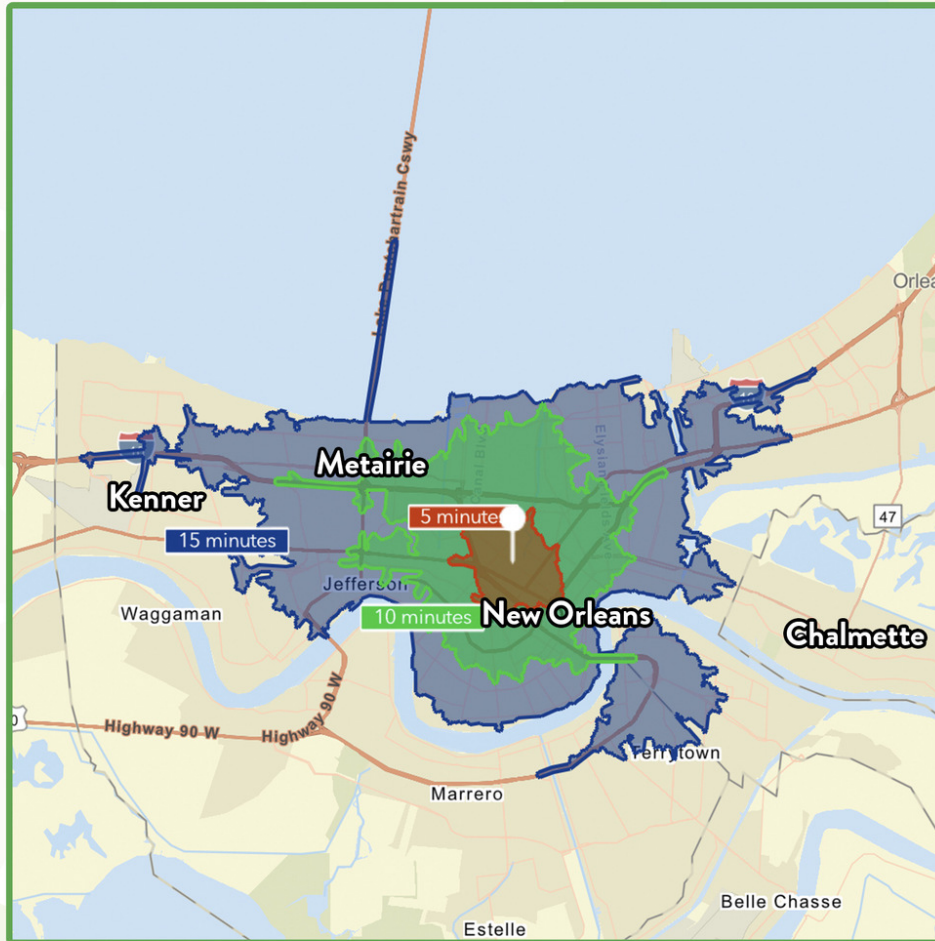
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\$98,034

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

OFFICE BUILDINGS FOR SALE

AREA DEMOGRAPHICS



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