



201 Pasadena Avenue main administration / classroom building and gymnasium, Metairie, LA 70002

RIDGEWOOD MAIN CAMPUS & GYM FOR SALE

WALTER III, CCIM, SIOR • PARTNER

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer the Ridgewood Preparatory Main Administration/Classroom building and Gymnasium building FOR SALE. The gym recently had 25 tons of HVAC and spray foam installed and is now fully climate controlled.

The property includes the main building which is 15,947 square feet, the Gymnasium building which is 20,000 square feet, and two vacant parcels located across Giuffrias Avenue which are approximately 22,000 square feet each.

These properties can be sold as a package or separately:

Ridgewood Main Campus (Building #1) w/ parking Lot #1 - \$2,300,000

Ridgewood Gym (Building #2) w/ parking Lot #2 - \$3,100,000

OFFERING SUMMARY

Sale Price of both:	\$5,400,000
Total Building Size:	34,990 SF
Land Size:	5,497.66 SF
Zoning:	R-2 and C-2

SPECIAL PURPOSE PROPERTY FOR SALE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



201 Pasadena Avenue main administration / classroom building in Metairie, LA 70001

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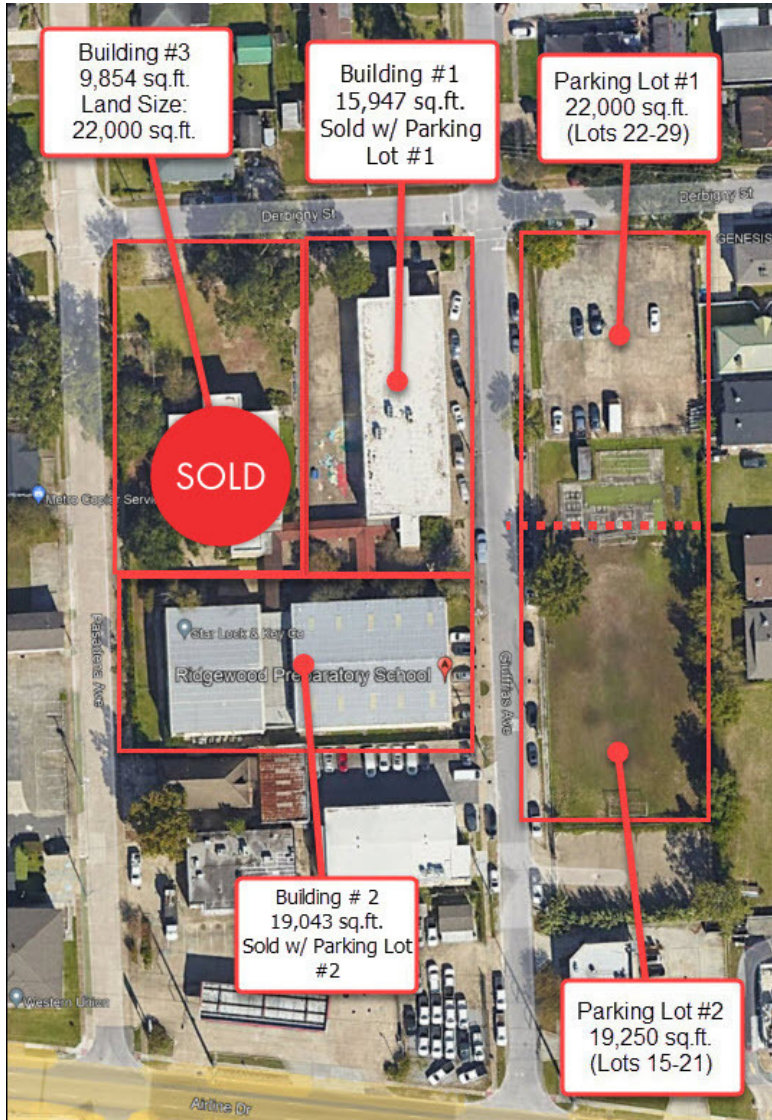
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SPECIAL PURPOSE PROPERTY FOR SALE

AERIALS



SOUTHEAST COMMERCIAL REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





201 Pasadena Avenue main administration / classroom building on site. Miller III, CCIM, Sior • PARTNER

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SPECIAL PURPOSE PROPERTY FOR SALE

PARKING LOT



**SOUTHEAST
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**RIDGEWOOD MAIN
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SPECIAL PURPOSE PROPERTY FOR SALE

ADDITIONAL PHOTOS



**SOUTHEAST
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SPECIAL PURPOSE PROPERTY FOR SALE

ADDITIONAL PHOTOS



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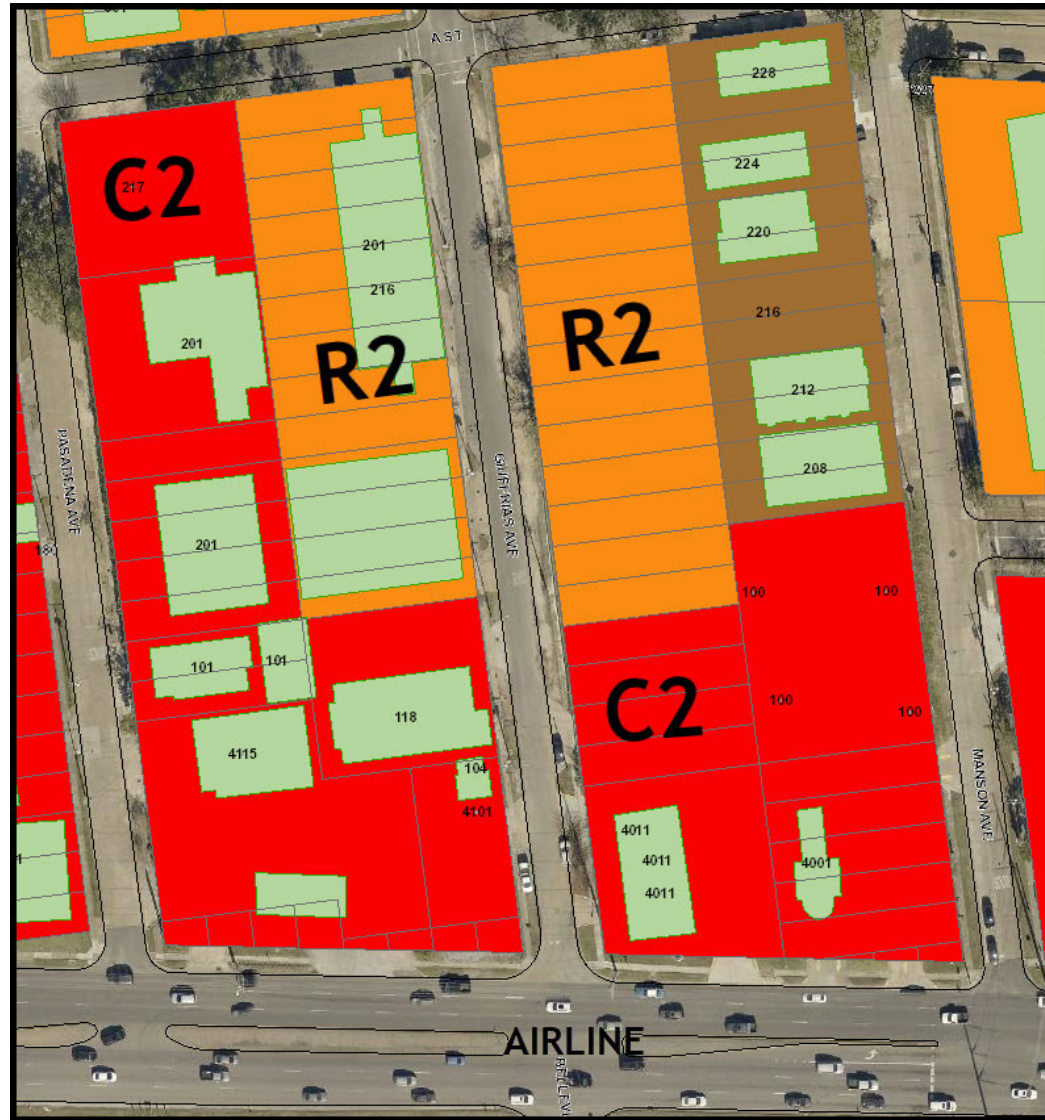
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SPECIAL PURPOSE PROPERTY FOR SALE

ZONING MAP



**SOUTHEAST
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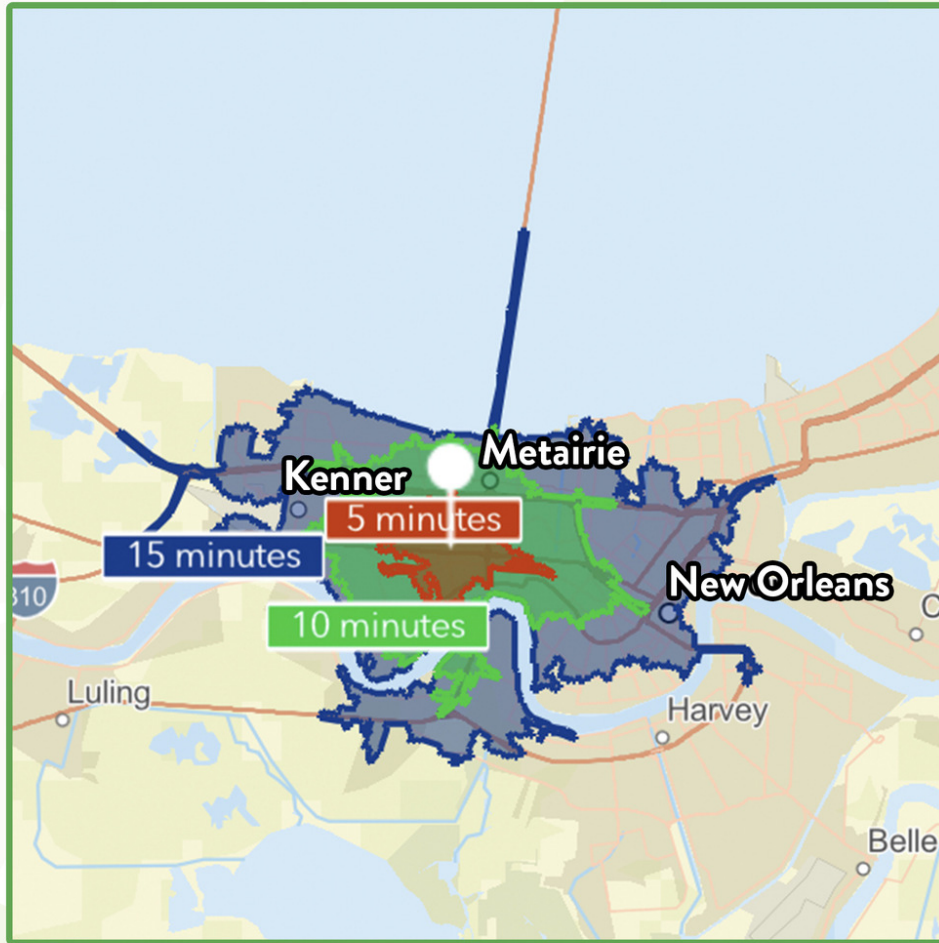
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RIDGEWOOD MAIN CAMPUS & GYM FOR SALE

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\$91,493

Average Household Income within 15 minutes of site.



39.6

Median Age

Within 15 minutes of site.



205,313

Number of housing units within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	30,287	156,364	409,616
Average HH Income	\$90,504	\$90,079	\$91,493
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	29,761	155,088	405,499
Average HH Income	\$102,603	\$101,850	\$104,281

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

SPECIAL PURPOSE PROPERTY FOR SALE

AREA DEMOGRAPHICS



SOUTHEAST COMMERCIAL REAL ESTATE