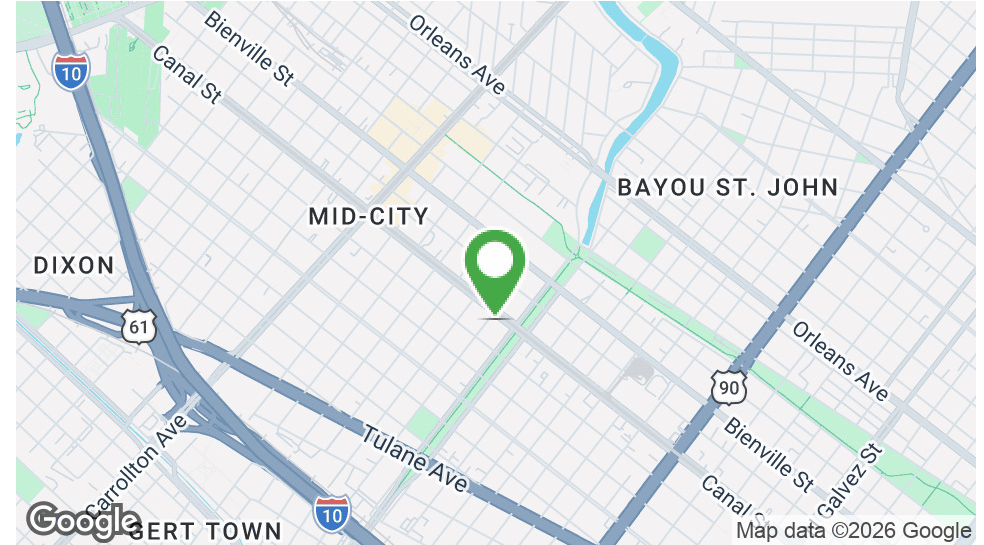




3426 Canal St, New Orleans, LA 70119
CANAL STREET OFFICE BUILDING FOR SALE

MATT EATON, CCIM • PARTNER
 OFFICE: 504.414.0703
 MOBILE: 504.339.2136
 matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
 OFFICE: 504.414.0703
 MOBILE: 504.616.5700
 momiller@ccim.net



PROPERTY DESCRIPTION

3426 Canal Street is a 2,963 sf office building situated in the heart of Mid-City New Orleans. Positioned on bustling Canal Street right on the streetcar line, the property enjoys excellent visibility, accessibility, and proximity to a variety of professional office users and neighborhood amenities.

The building features a full sprinkler system, a terracotta roof installed after Hurricane Katrina, a recently replaced sewer line, and ADA-compliant access, including an ADA ramp and related accessibility features.

Zoned HU-MU (Historic Urban Mixed-Use), the property offers flexibility for a wide range of office, professional, and commercial uses.

* 3426 Canal and 3420 Canal can be purchased as a package for \$1,250,000. Ask agent for more details.

OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	4,814 SF
Building Size:	2,963 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,615	76,387	153,384
Total Population	24,243	175,159	348,741
Average HH Income	\$88,358	\$96,209	\$97,644

OFFICE BUILDING FOR SALE

PROPERTY SUMMARY



SOUTHEAST COMMERCIAL REAL ESTATE



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OFFICE BUILDING FOR SALE

ADDITIONAL PHOTOS



**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

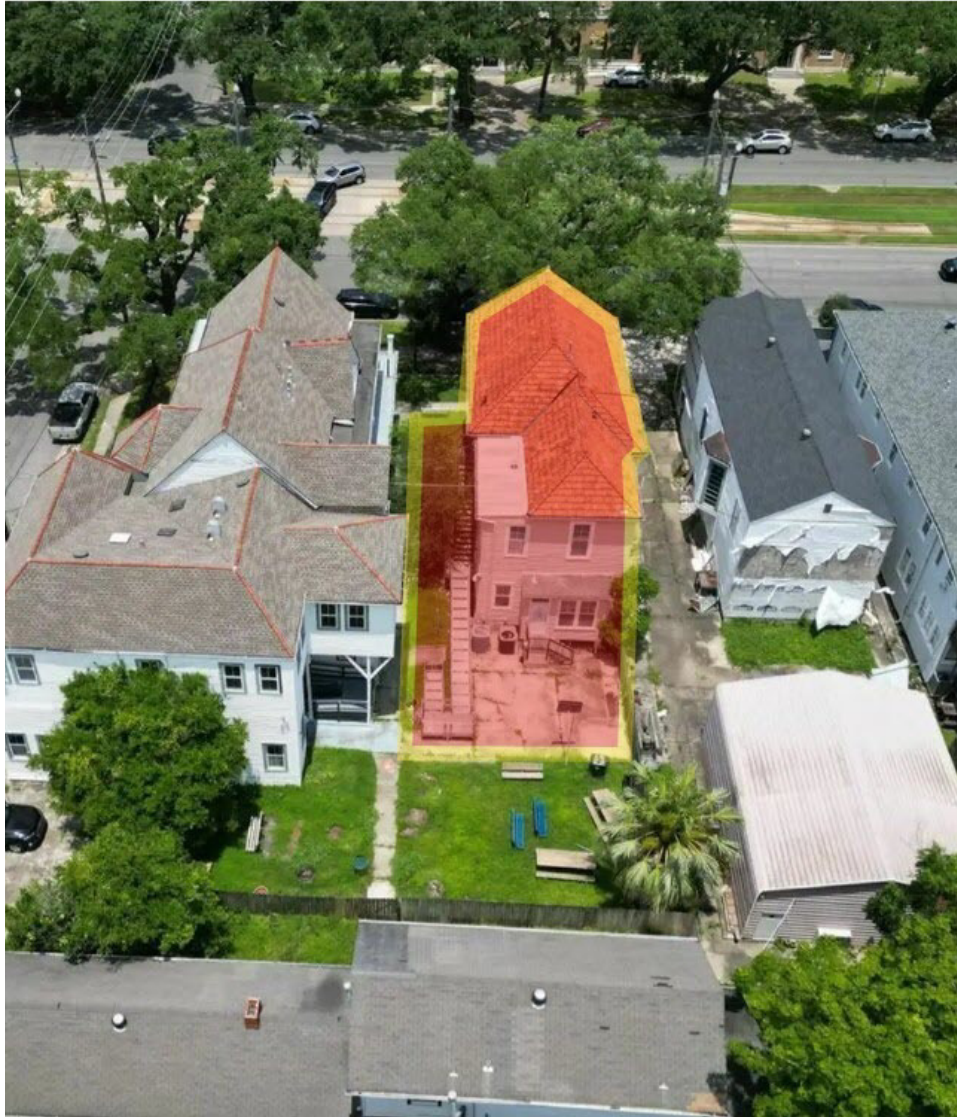




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Sizes And Dimensions Are Approximate, Actual May Vary

OFFICE BUILDING FOR SALE

AERIAL AND FLOOR PLAN



SOUTHEAST COMMERCIAL REAL ESTATE



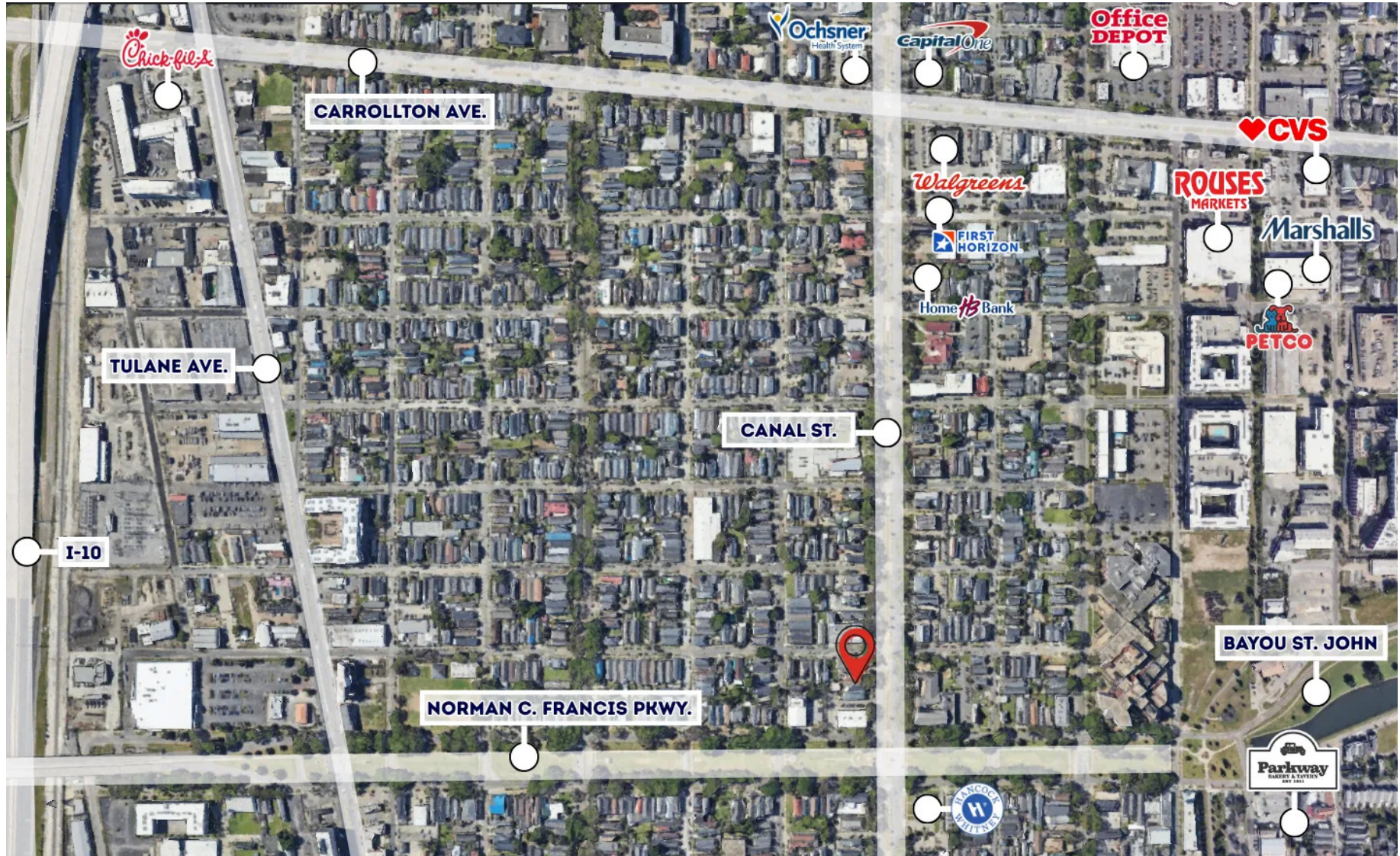


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OFFICE BUILDING FOR SALE

AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE



3426 Canal St, New Orleans, LA 70119

CANAL STREET OFFICE BUILDING FOR SALE

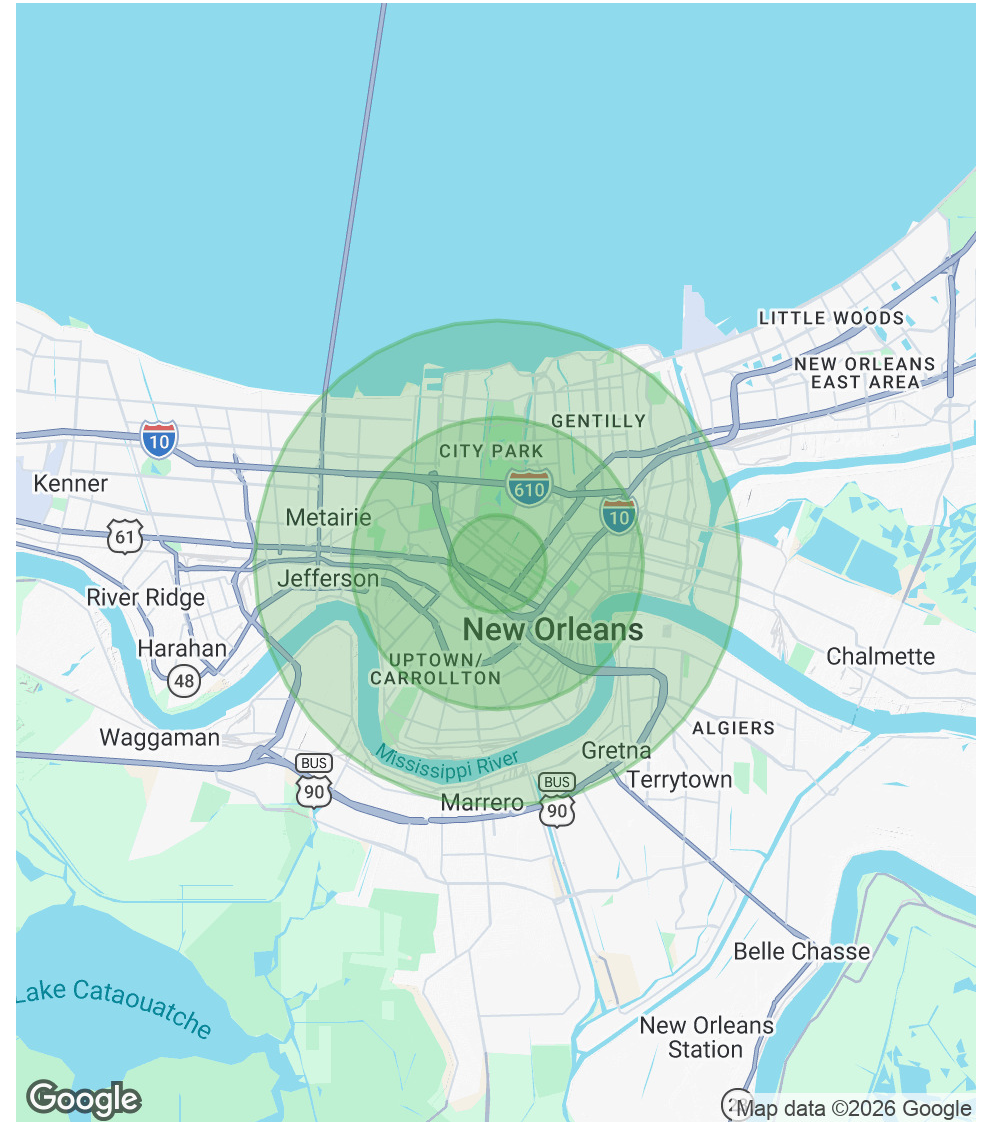
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,243	175,159	348,741
Average Age	36.7	39.3	40.0
Average Age (Male)	39.0	38.4	38.9
Average Age (Female)	35.6	40.9	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,615	76,387	153,384
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$88,358	\$96,209	\$97,644
Average House Value	\$469,400	\$473,699	\$437,434

2023 American Community Survey (ACS)



OFFICE BUILDING FOR SALE

DEMOGRAPHICS MAP & REPORT



SOUTHEAST COMMERCIAL
REAL ESTATE