FOR SALE OR FOR LEASE

DRASTICALLY REDUCED PRICE

For Sale - Central City Redevelopment Opportunity - $249,000
For Lease - $8.00 PSF NNN - As is Shell Space

2334 Martin Luther King, Jr., Blvd
New Orleans, LA 70113

Talbot Realty Group is pleased to offer this commercial corner for sale on the busy Martin Luther King, Jr., Boulevard. The building is highly visible and is in shell condition with studs, columns, flooring and stairwells. The Owner has made roof, structural and exterior repairs to make it ready for development of a mixed -use building. The property is located on the corner of Lasalle and can fit up to six off street parking spaces. There is also plenty of street parking available. The property is located between two major thoroughfares, Simon Bolivar and Claiborne Avenue.

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For Sale or Lease

2334 Martin Luther King Jr Blvd, New Orleans, LA

Location:

SEC of M L K Jr. Blvd & La Salle St
2334 Martin Luther King Jr Blvd, New Orleans, LA

Zoning:

HU – MU, Historic Urban Mixed -Use District. Allows for a wide variety of residential and commercial uses including convenience store, laundromat, retail, restaurant and office uses.

Approximate measurements are as follows:

1st Floor	3,937 SF; Formerly sandwich shop and convenience store
2nd Floor	1,544 SF; Formerly apartment use
Total	5,481 SF

Sale Price: $249,000; $45.43 PSF

Lease Rate: $8.00 PSF NNN for ground floor retail - as is shell space

Traffic Counts:

Martin Luther King Jr Blvd: 10,979 VPD
(LA DOTD 2008)

Demographics

	1 Mile	3 Miles	5 Miles
2018 Population	25,170	193,789	379,181
Avg. HH Income	$57,304	$67,209	$65,344
Daytime Pop.	74,324	285,572	467,958

2334 MARTIN LUTHER KING, JR., BLVD | NEW ORLEANS, LA 70113

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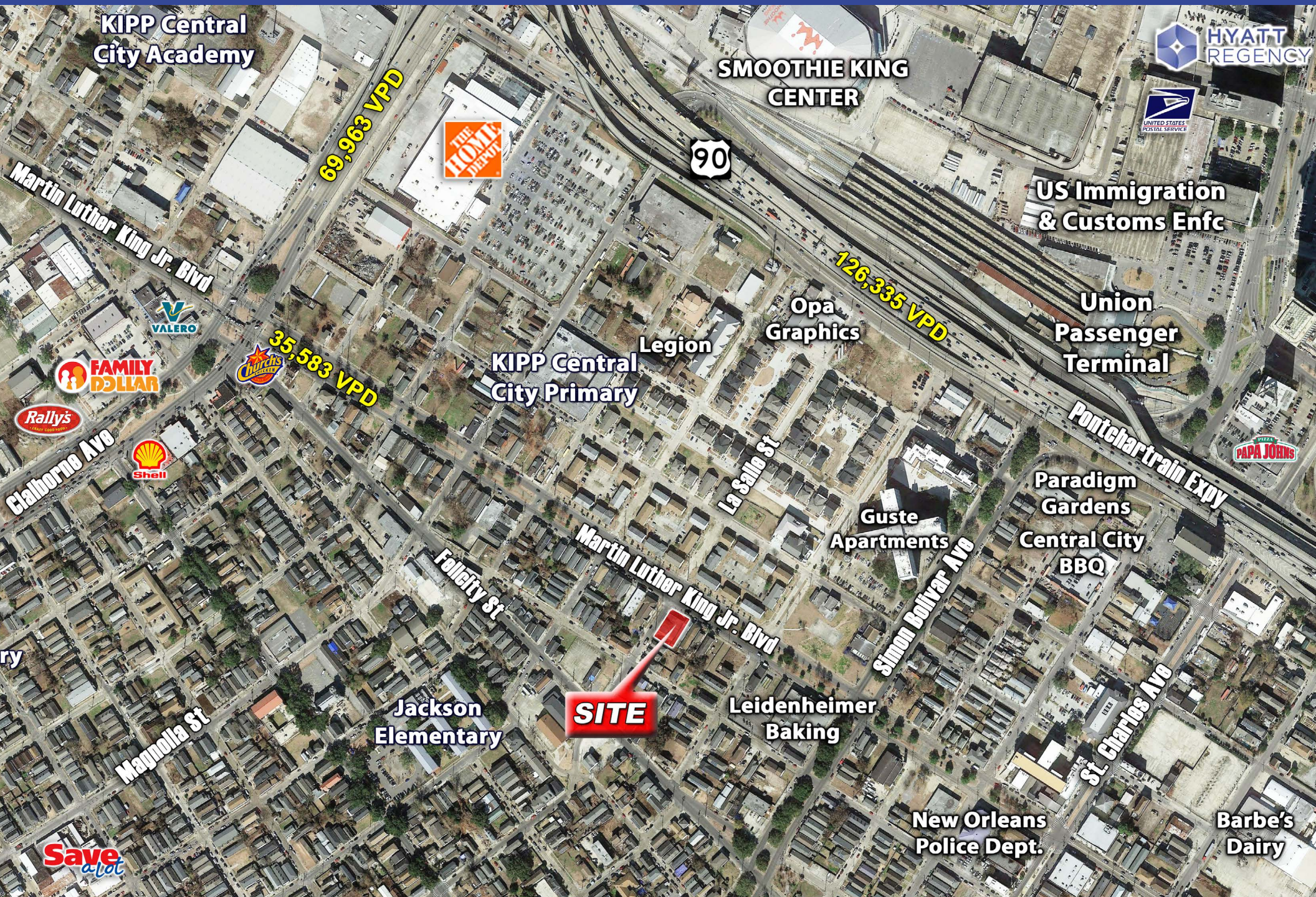

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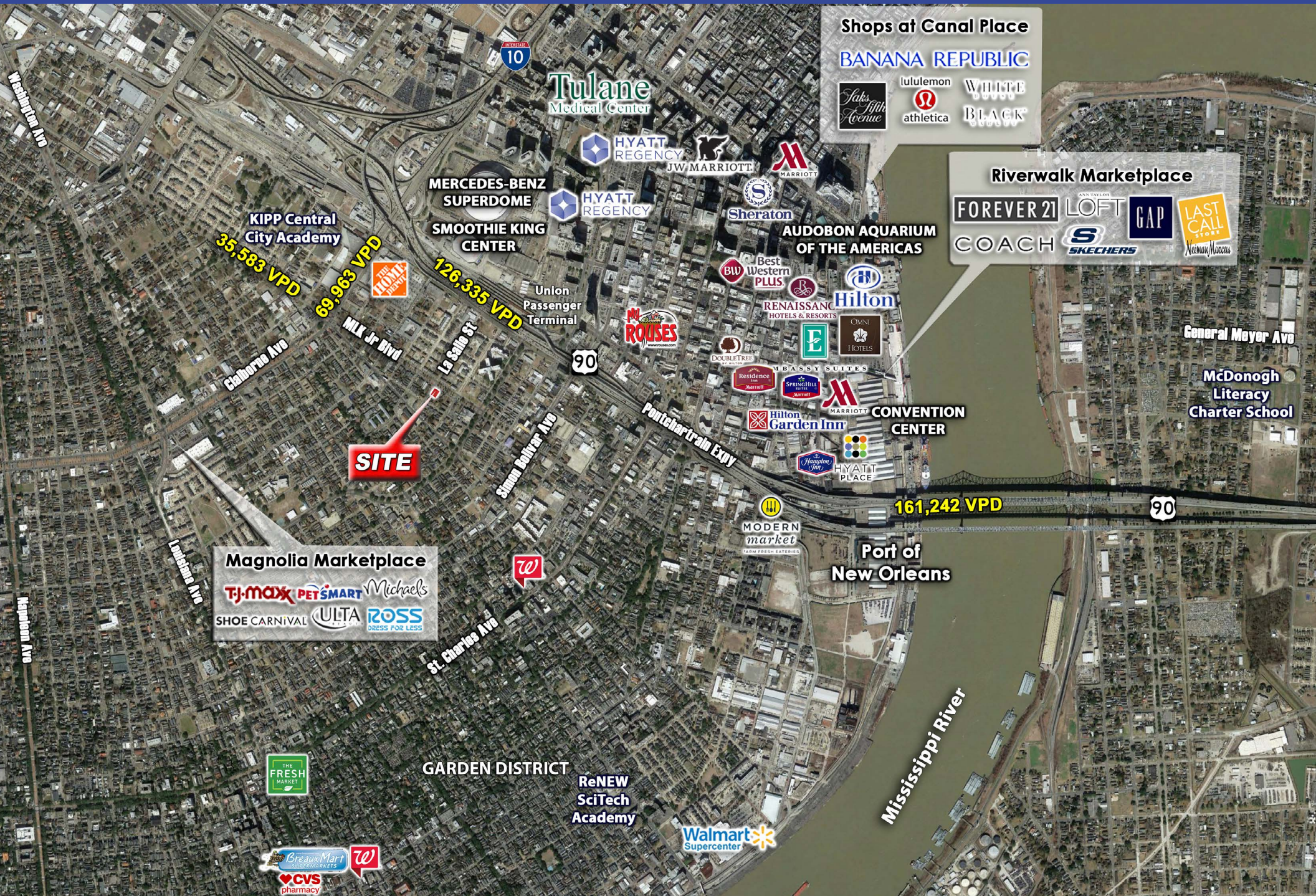

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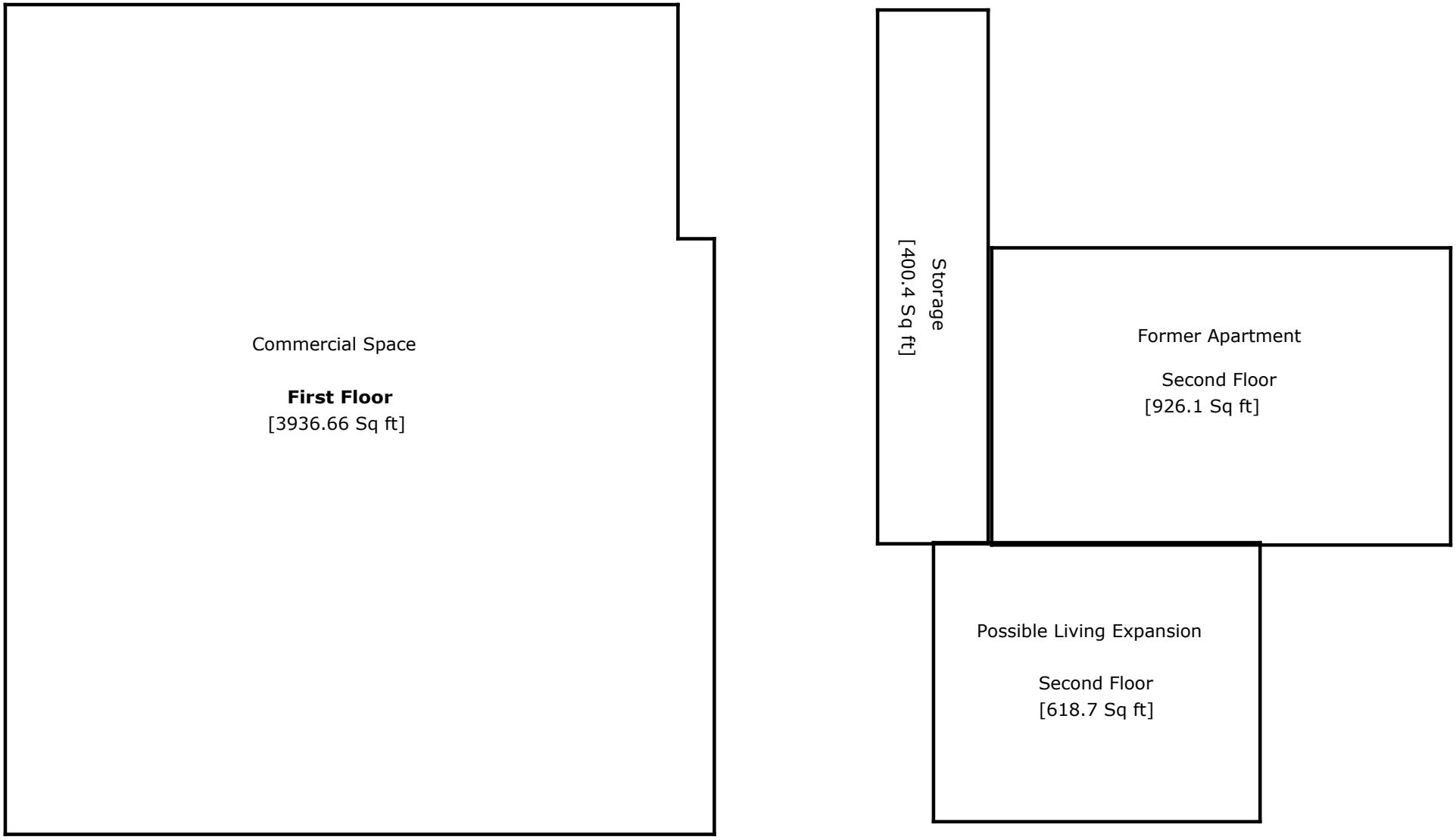

Drawing not to scale. All measurements are approximate and are not guaranteed.

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