

A multifamily investment opportunity

Almond Tree Apartments

64 units, situated on the edge of Elmwood Business Park



Exclusively offered by:



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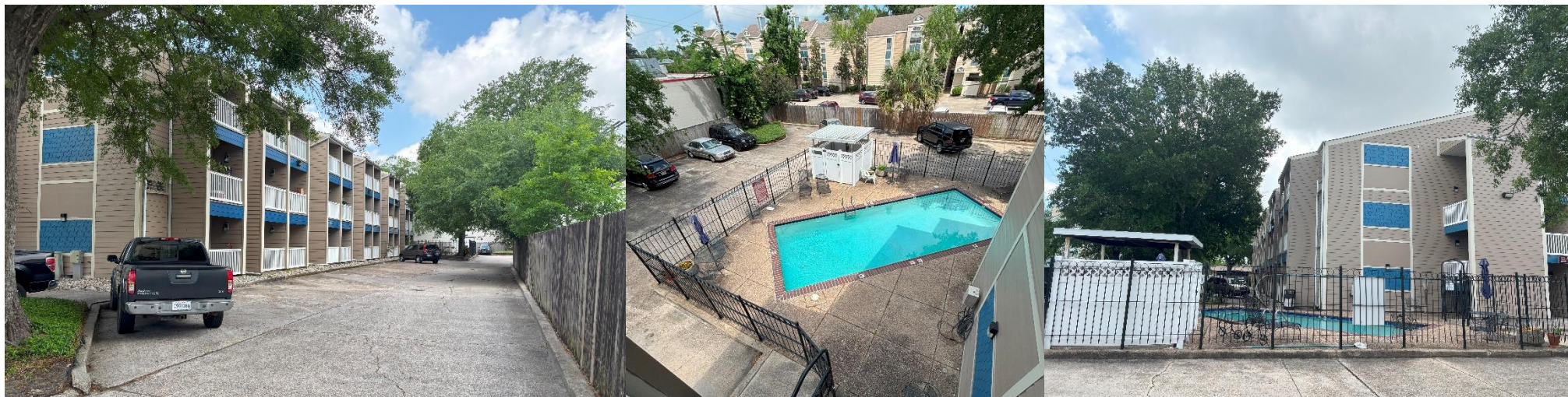
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Almond Tree Apartments

New Orleans, Louisiana

Offering & Location

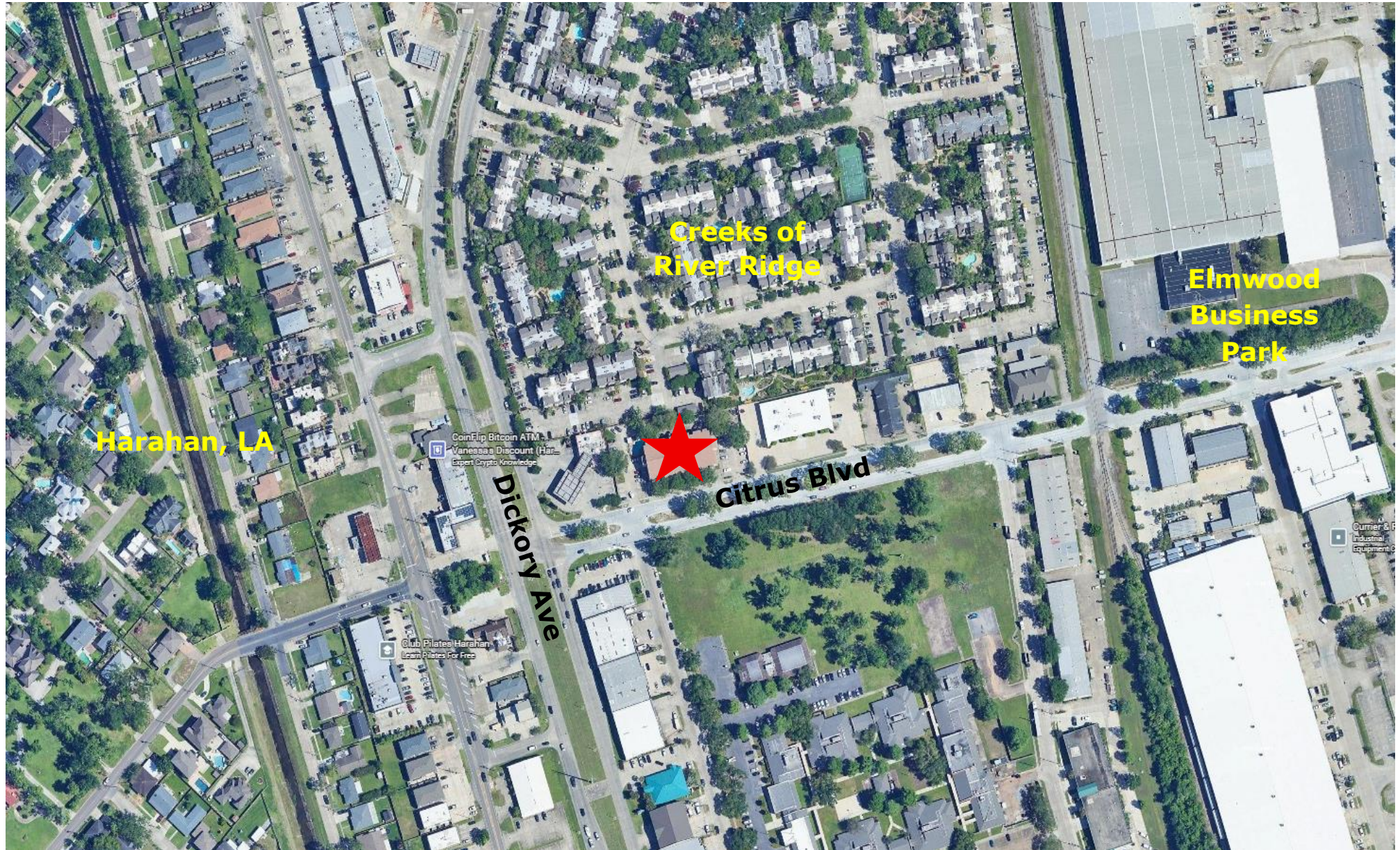
Don Randon Real Estate, Inc. is pleased to present to a select group of qualified prospects the exclusive listing of the 64-unit Almond Tree Apartments at 5855 Citrus Blvd, New Orleans, Louisiana. The asset is situated at the edge of Elmwood Business Park just off Dickory Avenue, giving residents prime access to major nearby employers. The Elmwood Business Park is a major commercial and industrial district with millions of square feet of commercial & industrial warehouses, offices, and distribution centers in the New Orleans area near Harahan and Metairie. In addition to job accessibility, the area boasts numerous high-quality retailers within the Elmwood Shopping Center in the immediate vicinity of the property. The area surrounding the property is a mature single- and multi-family neighborhood with an impressive average household income. The property is debt free and with limited new supply in the area is primed for future rent growth and consistent long-term performance. The Almond Tree Apartments present an outstanding opportunity to invest in a value-add, long-term investment in a prime location with strong submarket fundamentals.



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Almond Tree Apartments

New Orleans, Louisiana



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Property Summary

Property:	Almond Tree Apartments, 64-units
Address:	5855 Citrus Blvd, New Orleans, LA
Year Built:	1985 / Renovated 2008 / Roof & Exterior replaced within last few years
Buildings:	1 building, 3 floors
Size:	31,398+/- square feet (rentable)
Unit Mix:	64 - studio units 475+/- sq ft each
Electrical:	All units separately metered
Water:	Single meter
Land Size:	1.09+/- acres (4 lots of record)
Parking:	75 parking spaces
Zoning:	GO-1; General Offices
Asking Price:	\$4,825,000

Please complete Conf Agrmt at this link to obtain complete financials:

[Review & Sign CA](#)

(We will contact you upon receipt of the completed CA)

Financial Summary

Property

NOI:

\$343,000 (2025)

Cap Rate:

7.1%

Occupancy:

82% (Feb '26)

Average Rent:

\$838 (Feb '26)

Market

Average Apartment Occupancy:

93% to 95%

Average Studio Rent:

\$940 to \$1,100

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