



FULLY BUILT OUT CORNER MEDICAL OFFICE IN ALGIERS

3500 KABEL DR NEW ORLEANS, LA 70131



OFFERED: FOR SALE

SALE PRICE: \$650,000 (\$255.91/SF)

±2,540 SF

- Full Medical build-out: lobby/reception, 4 exam rooms, lab, 2 private offices
- Elevated ±3' above curb level, with gated on-site parking and ADA ramp
- Easily adaptable for urgent care or other medical users
- Corner lot off General De Gaulle Dr, ±5 mins from the Crescent City Connection

CONTACT:

FRANK LOPICCOLO
504.519.7693

800.895.9329 | <https://elifinrealty.com> | August 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now for sale, 3500 Kabel Dr offers a $\pm 2,540$ SF corner medical office formerly occupied by Algiers Pediatrics. The property has served the local community for years and features a private gated parking lot.
- The interior includes a lobby/reception area, four triage rooms, a small lab room, a storage room, two private offices, two restrooms, and a breakroom. The building has also been elevated three feet above curb level. The layout was designed to be easily adaptable for an urgent care operator or other medical users.
- Located just off General De Gaulle Dr, the property provides convenient access to the Crescent City Connection in ± 5 minutes.
- Zoned MU-2 - High Intensity Mixed-Use District.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	3500 Kabel Dr
City, State, Zip	New Orleans, LA 70131
County	Orleans Parish
Market	LA - New Orleans-Metairie MSA
Sub-Market	Algiers
Side Of The Street	East
Road Type	Paved
Nearest Highway	US 90 Bus.
Nearest Airport	Louis Armstrong (MSY)

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	MU-2 - High Intensity Mixed-Use District
APN #	3500-KABELDR
Lot Frontage	±221 ft
Lot Depth	±126 ft
Corner Property	Yes

BUILDING INFORMATION

Building Size	±2,540 SF
Tenancy	Single
Parking Type	Surface/Gravel
Free Standing	Yes
Number Of Buildings	1

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INTERIOR PHOTOS

**CONTACT:**

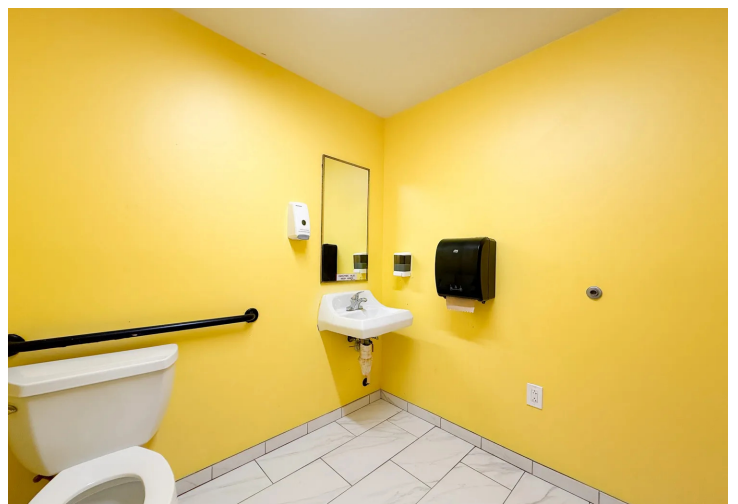
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EXTERIOR PHOTOS

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AERIAL PHOTOS

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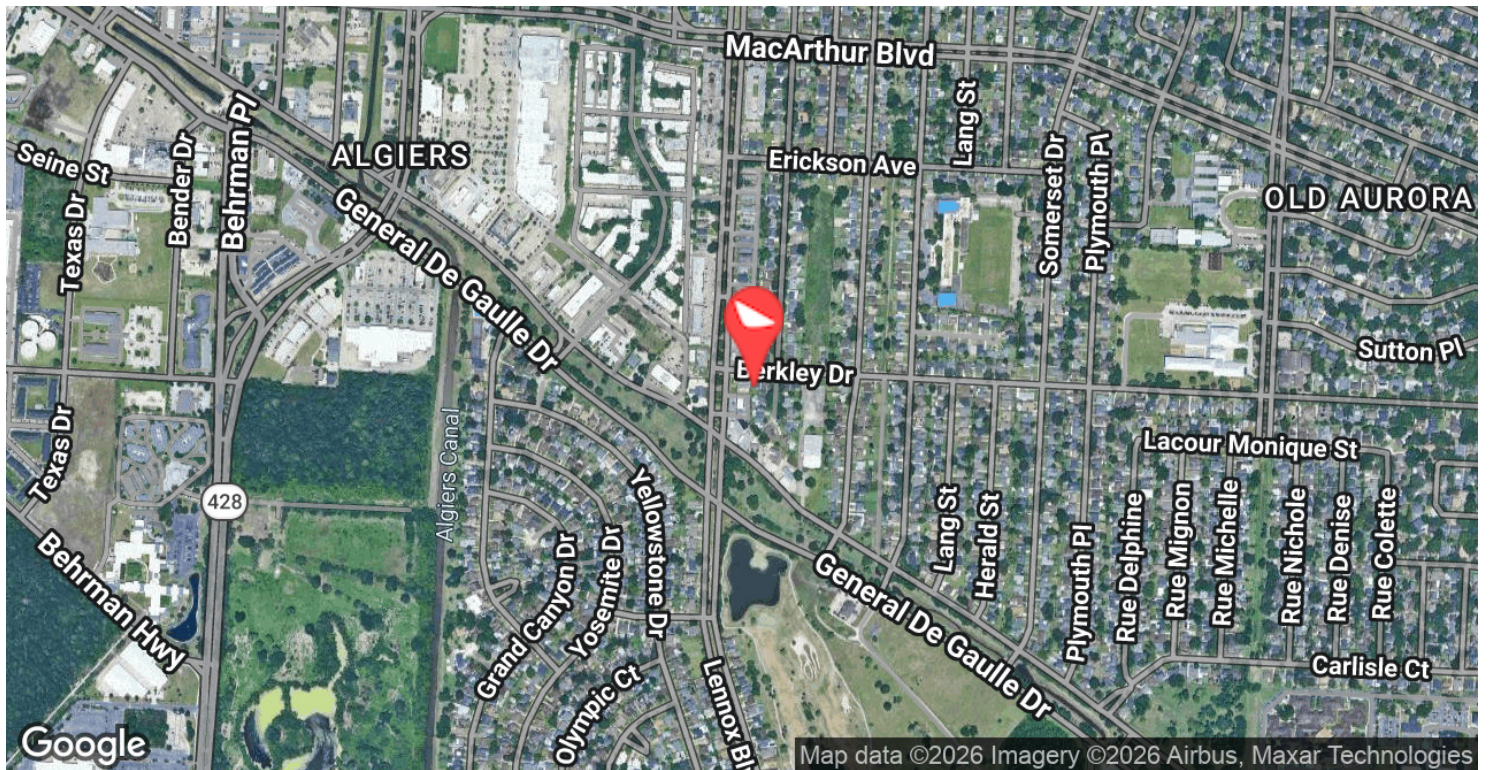
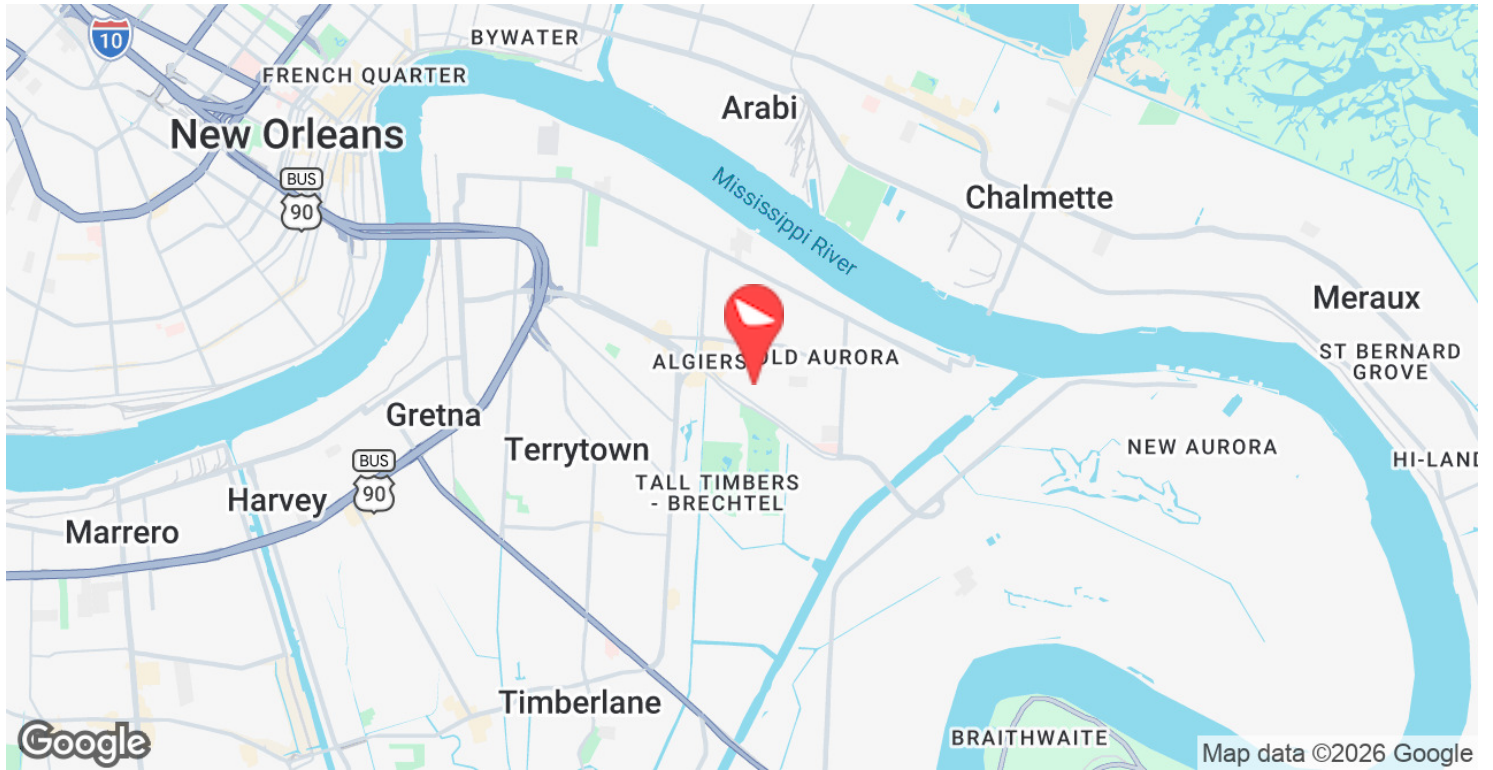
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LOCATION MAPS



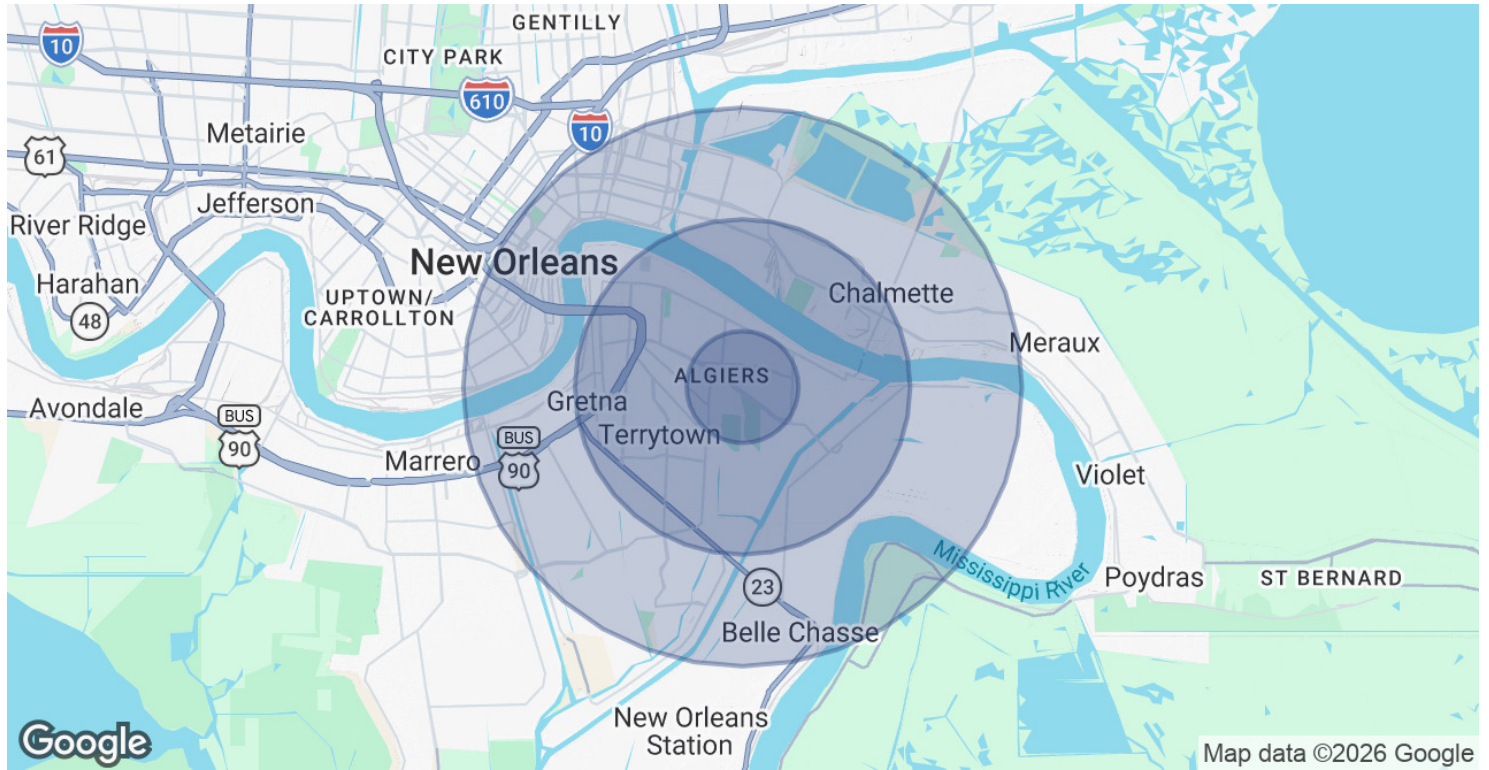
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,779	91,500	221,052
Average Age	40.9	38.6	38.7
Average Age (Male)	37.6	37.2	37.4
Average Age (Female)	42.9	40.2	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,865	36,169	91,483
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$71,206	\$71,264	\$81,981
Average House Value	\$242,297	\$229,905	\$312,658

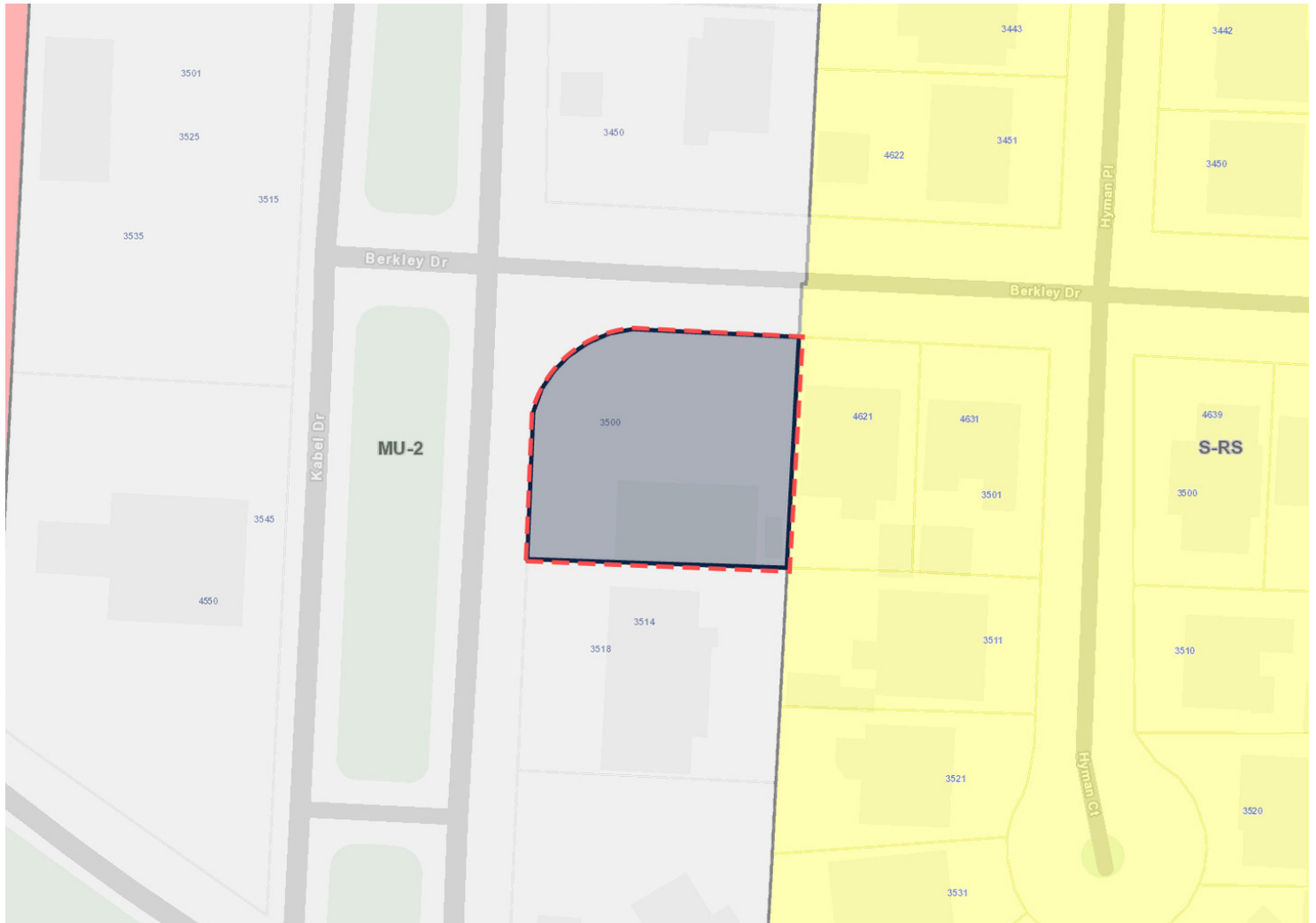
2023 American Community Survey (ACS)

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ZONING MAP



MU-2 - HIGH INTENSITY MIXED-USE DISTRICT

Source: The municipality in which the property is located

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