



# MIXED-USE OPPORTUNITY WITH RETAIL AND RESIDENTIAL UNITS

1468 N CLAIBORNE AVE NEW ORLEANS, LA 70116



OFFERED: FOR SALE

**SALE PRICE: \$399,000 (\$103.91/SF)**

**±3,840 SF | 4 UNITS**

- Commercial unit on the 1st floor
- 3 residential units on the 2nd floor
- Located across from Cajun's Seafood
- Easy access to I-10

**CONTACT:**

**BENJI AZAR**  
504.289.7750

800.895.9329 | <https://elifinrealty.com> | June 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 available for sale, 1468 N Claiborne Ave is a 4-unit mixed-use property.
- The first floor consists of a commercial unit that is down to the studs and ready to be finished/white-boxed.
- The second floor consists of three residential units, providing an income-producing component.
- Located across from Cajun Seafood with easy access to I-10, the property is surrounded by local amenities including Hank's Bar, Pulcinella!, and Lost Coyote.
- Zoned HMC-2 for Historic Marigny/Tremé/Bywater Commercial District.

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	1468 N Claiborne Ave
City, State, Zip	New Orleans, LA 70116
County	Orleans Parish
Market	LA - New Orleans-Metairie MSA
Side Of The Street	Southeast
Road Type	Paved
Nearest Highway	I-10
Nearest Airport	Louis Armstrong (MSY)

## PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	HMC-2
APN #	37W106607
Lot Frontage	±33 ft
Lot Depth	±100 ft

## BUILDING INFORMATION

Number Of Units	4
Tenancy	Multiple
Free Standing	Yes
Number Of Buildings	1

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# INTERIOR PHOTOS



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# AERIAL PHOTOS



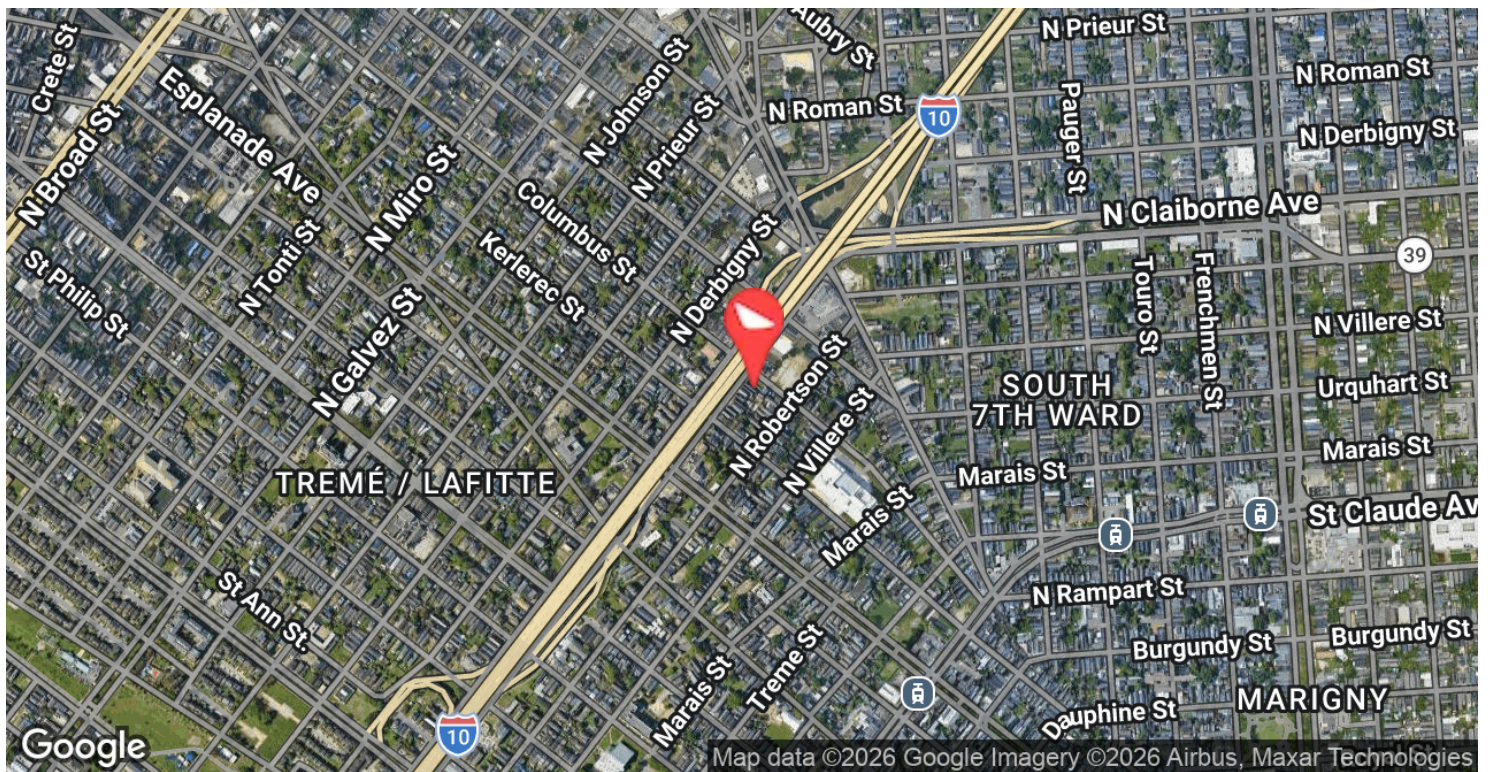
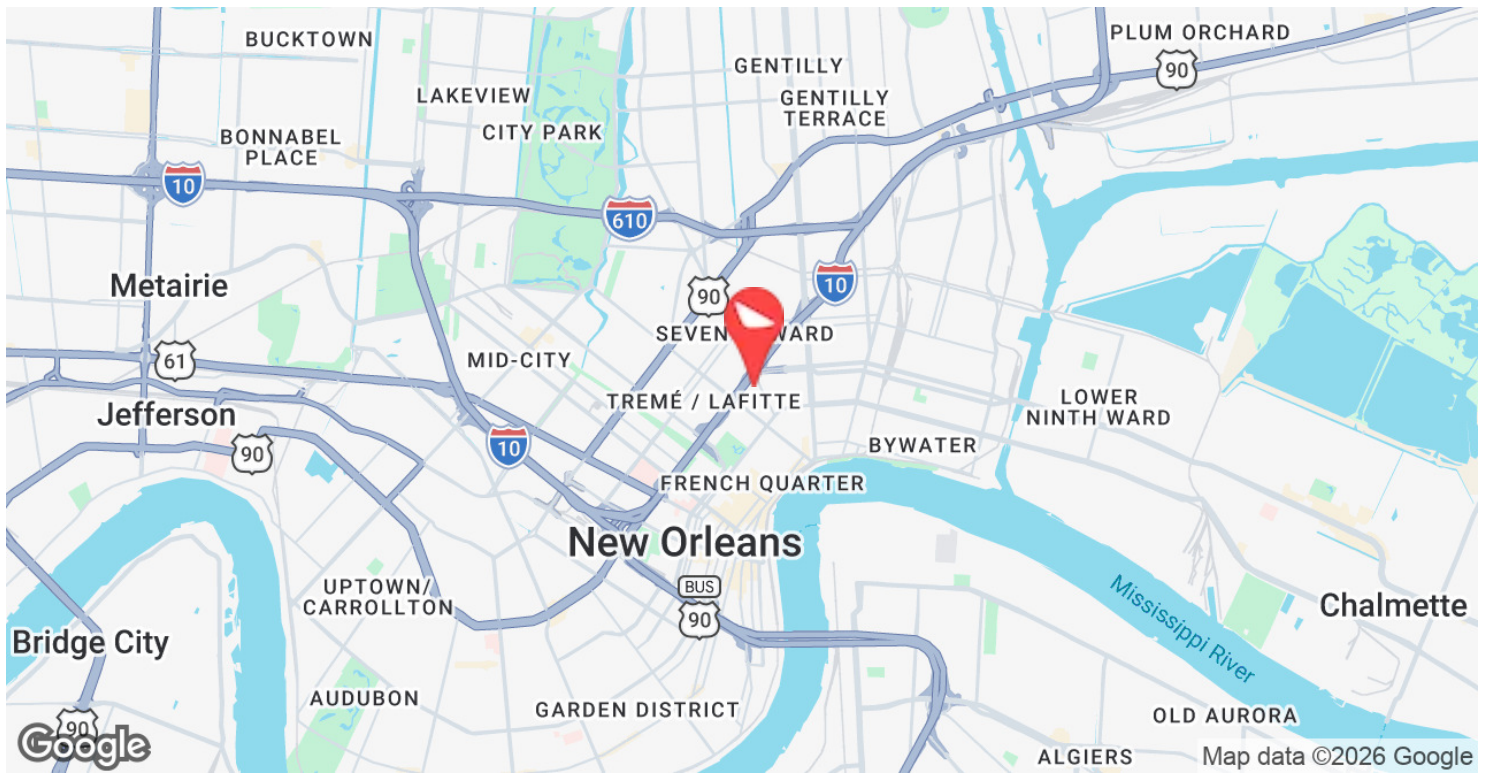
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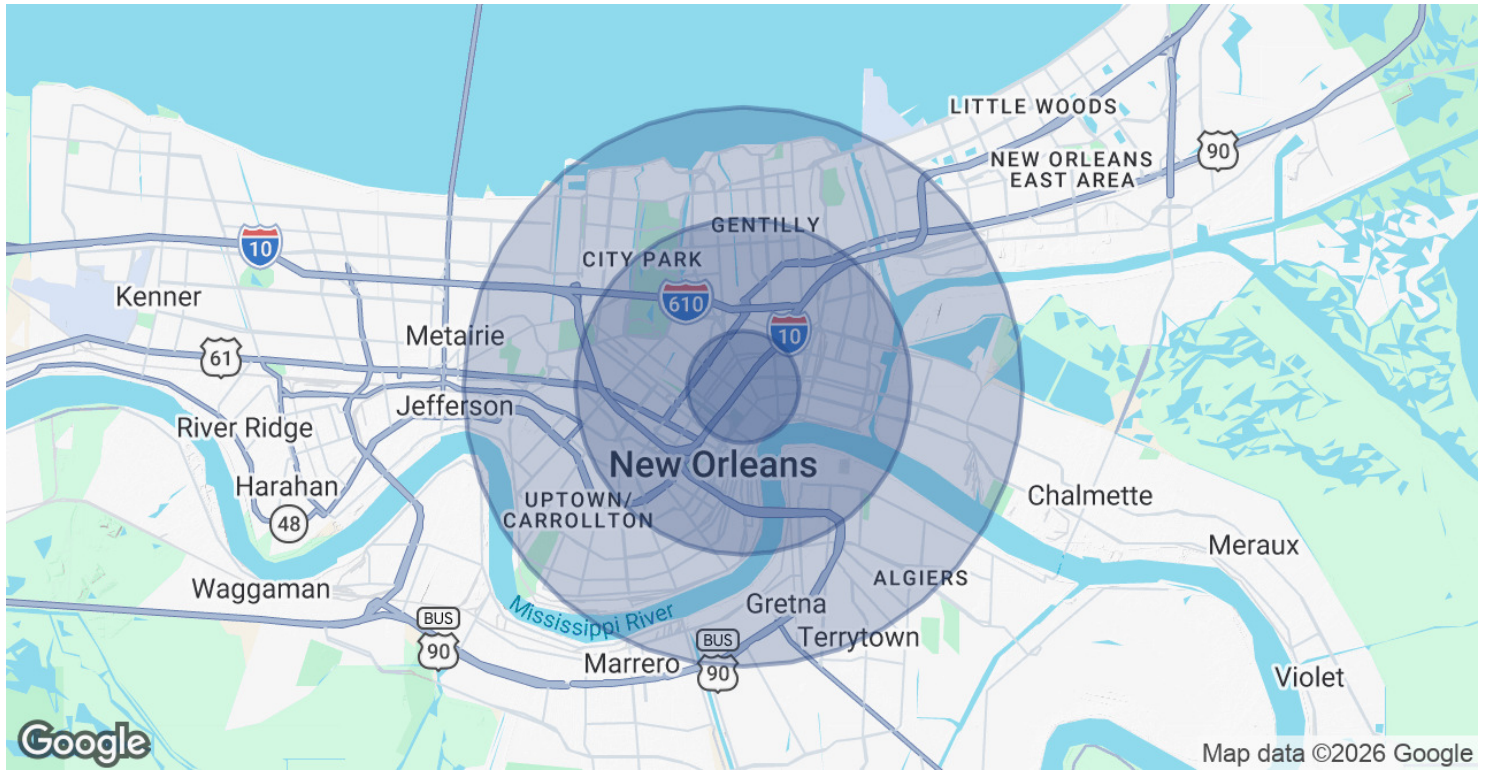
# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	26,882	152,962	344,725
Average Age	43	41	40
Average Age (Male)	42	40	39
Average Age (Female)	43	41	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	14,490	73,656	154,031
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$66,959	\$70,388	\$89,243
Average House Value	\$494,507	\$417,065	\$451,078

2020 American Community Survey (ACS)

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# ZONING MAP



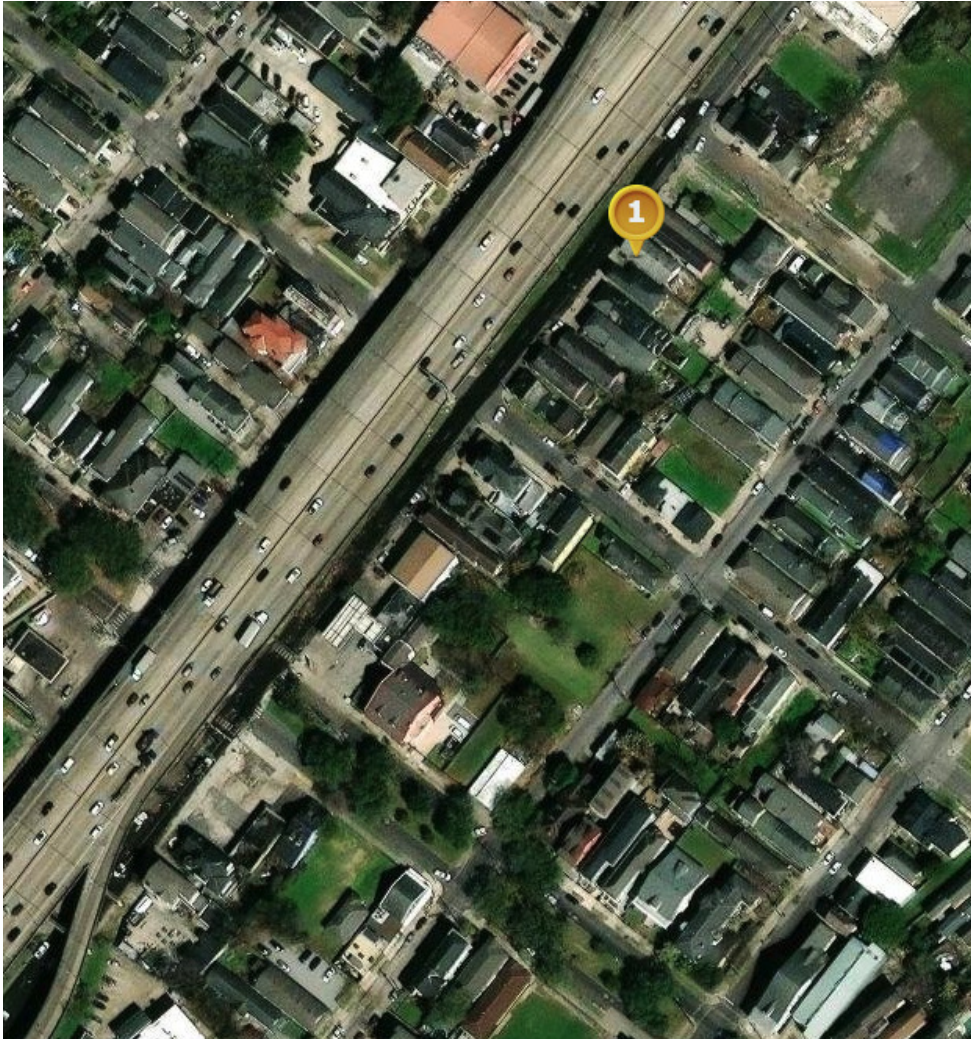
## HMC-2 - HISTORIC MARIGNY/TREMÉ/BYWATER COMMERCIAL DISTRICT

Source: The municipality in which the property is located

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# FLOOD ZONE MAP



**Pt. 1 (29.9706, -90.0672)** ⤴

Community: New Orleans

Effective FIRM (Effective: 9/30/2016)  
Flood Zone: X PROTECTED BY LEVEE  
FIRM Panel ID: 22071C0227F  
FIRM Panel Date: 9/30/2016

Ground Elevation<sup>1</sup>: USGS Service Not Responding

[Community Info](#) [What Does This Mean?](#)

[Clear Points](#)

**FLOOD ZONE: X PROTECTED BY LEVEE**

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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