



NNN-Leased Medical Office Investment with LCMC

829 Barataria Blvd, Marrero, LA 70072

Sale Brochure

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Property Summary

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Sale Price	\$1,300,000
Building Size	±3,523 SF
Lot Size	±0.69 Acres

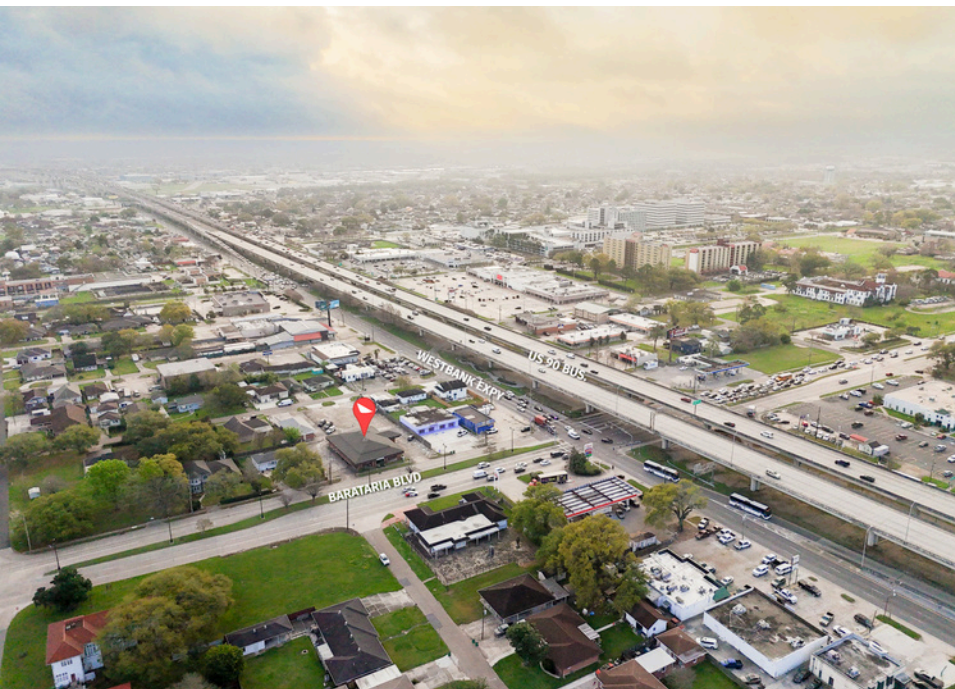
- **Now for sale**, 829 Barataria Blvd offers a ±3,523 SF fully leased medical office situated on ±0.69 acres.
- The property is occupied by Manning Family Children's Pediatrics, a pediatric primary care clinic serving families across the Westbank. The clinic operates under LCMC Health, a New Orleans-based nonprofit health system with eight hospitals, 18,000 employees, and +2,800 board-certified physicians, reporting roughly \$3.9 billion in total revenue in 2025.
- The facility underwent a full clinic renovation in 2017 and has maintained continuous occupancy since that time.
- The site offers dual access from Barataria Blvd and Avenue G along with ample on-site parking.
- Structured as a NNN lease, the tenant is responsible for property taxes, flood insurance, utilities, and most maintenance, resulting in minimal landlord responsibilities.
- The offering presents a 7.46% cap rate, providing a stable, income-producing investment backed by a strong regional healthcare operator.



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LOCATION INFORMATION

Street Address	829 Baratavia Blvd, Marrero, LA 70072
County	Jefferson Parish
Market	LA - New Orleans–Metairie MSA
Side of Street	East
Road Type	Paved
Nearest Highway	US 90 Bus.
Nearest Airport	Louis Armstrong New Orleans International Airport (MSY)

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Medical
APN	0410001840
Zoning	C1 - Neighborhood Commercial District
Building Size	±3,523 SF
Lot Size (Acres)	±0.69 Acres
Number of Floors	1
Freestanding	Yes
Parking Type	Surface

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Floor Plan

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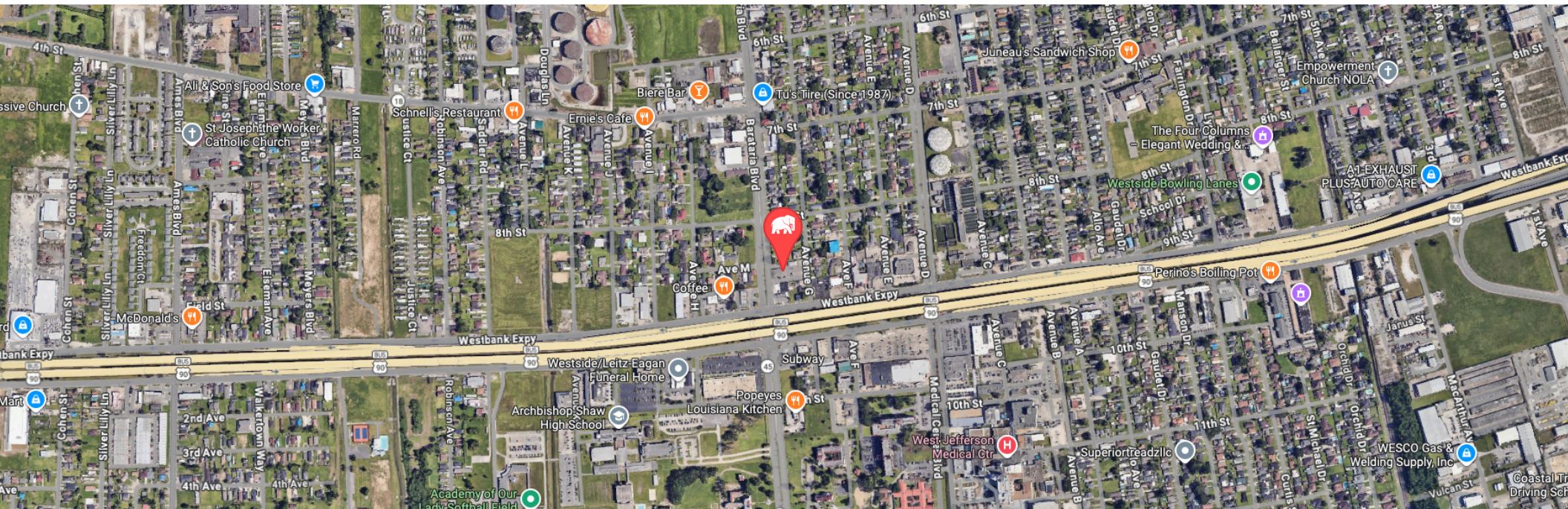
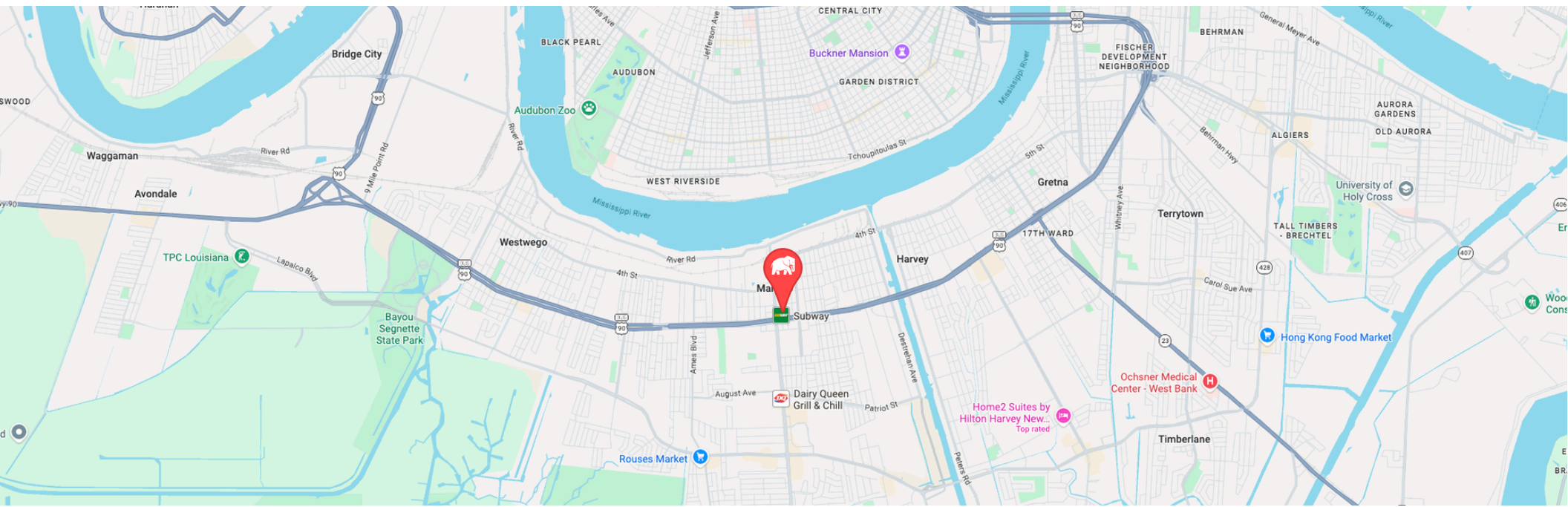
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Location Maps

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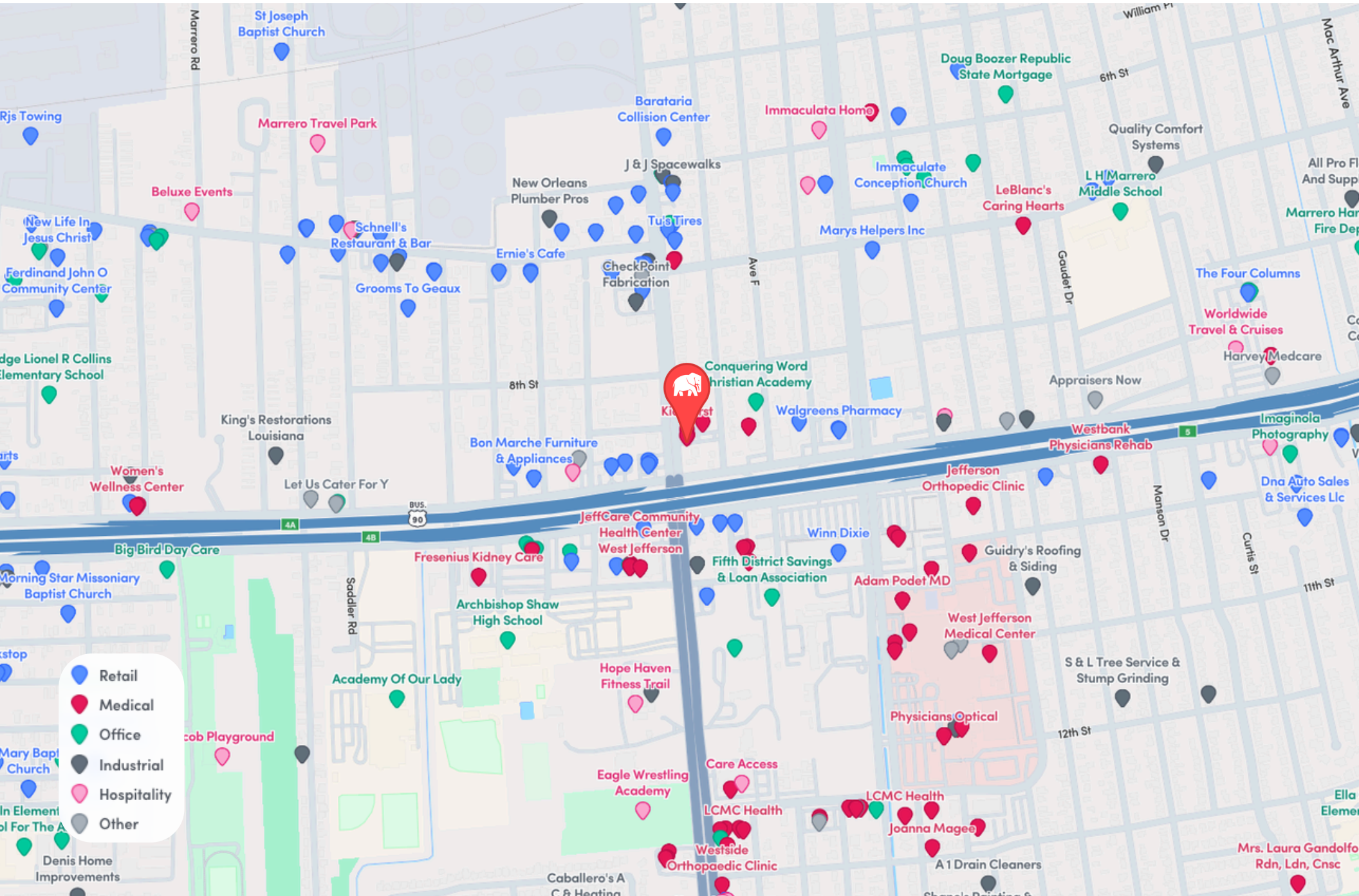
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Retailer Map

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 **ELIFIN.**

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