



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
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INVESTMENT OPPORTUNITY | FOR SALE

Central City Building with Value Add Opportunity

2426-34 Simon Bolivar Avenue

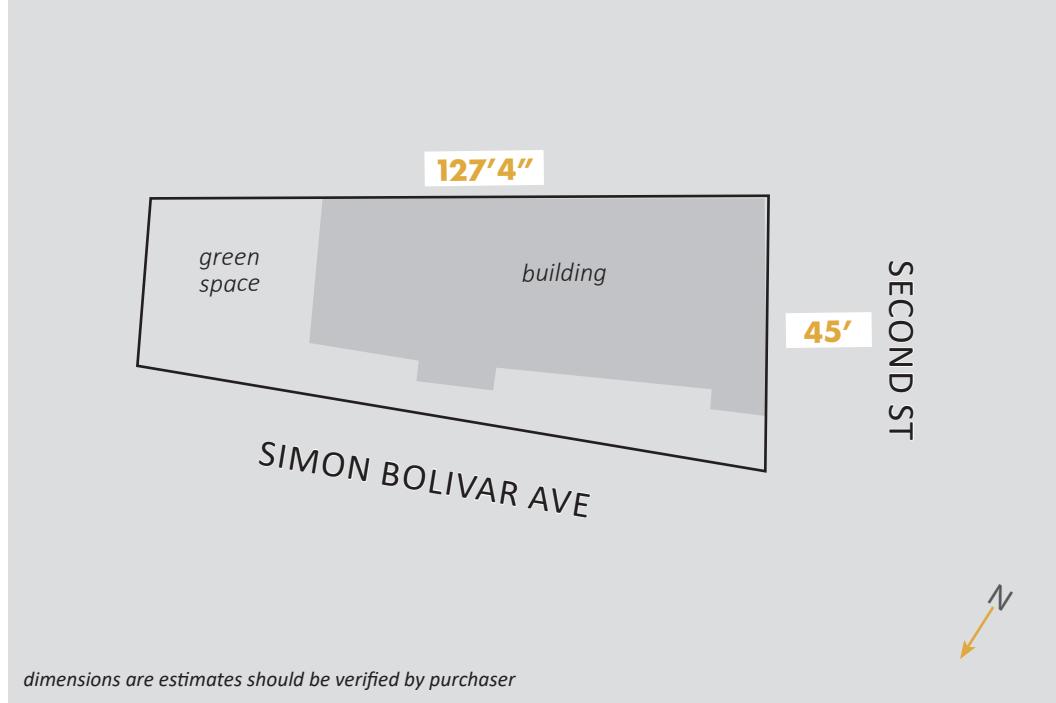
NEW ORLEANS, LA 70113

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MULTI-TENANT BUILDING WITH IN PLACE INCOME

2426-34 Simon Bolivar Avenue, New Orleans, LA 70113

DESCRIPTION

This Central City retail centers commands a corner along busy Simon Bolivar Avenue with excellent visibility. This HU-B1 zoned, two-story building consists of three units with parking in front for 10+ vehicles. The property also includes a parcel that would be ideal for future expansion. This center is currently fully occupied by a hair salon, barber shop and clothing store on gross leases on monthly basis. There are three separate meters allowing flexibility for three units.

The area shows consistent business and residential growth. Financials are available on request.

OVERVIEW

SIZE

3,952 sf building on 6,350 sf site (sizes are approximate)

SALE PRICE

\$500,000

ZONING

HU-B1



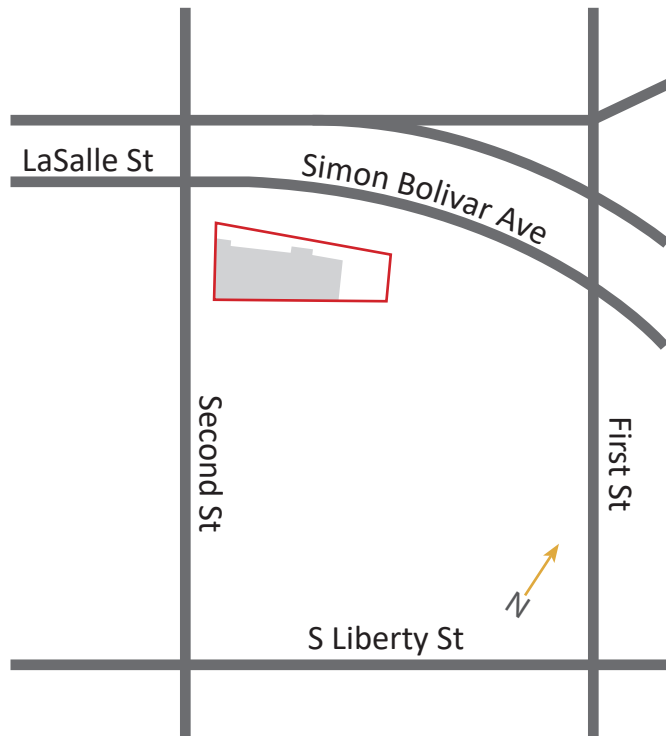
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2426-34 SIMON BOLIVAR AVENUE

SITE AND ZONING



ZONING

The **Historic Urban Neighborhood Business District (HU-B1)** is intended for commercial areas that predominantly serve the needs of the nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with its residential surroundings. In addition to commercial uses, this district provides for single-family dwellings, two-family dwellings and can accommodate small-scale multi-family dwellings. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing.

HUBZONE PROGRAM

The HUBZone program fuels small business growth in historically underutilized business zones with a goal of awarding at least 3% of federal contract dollars to HUBZone certified companies each year.



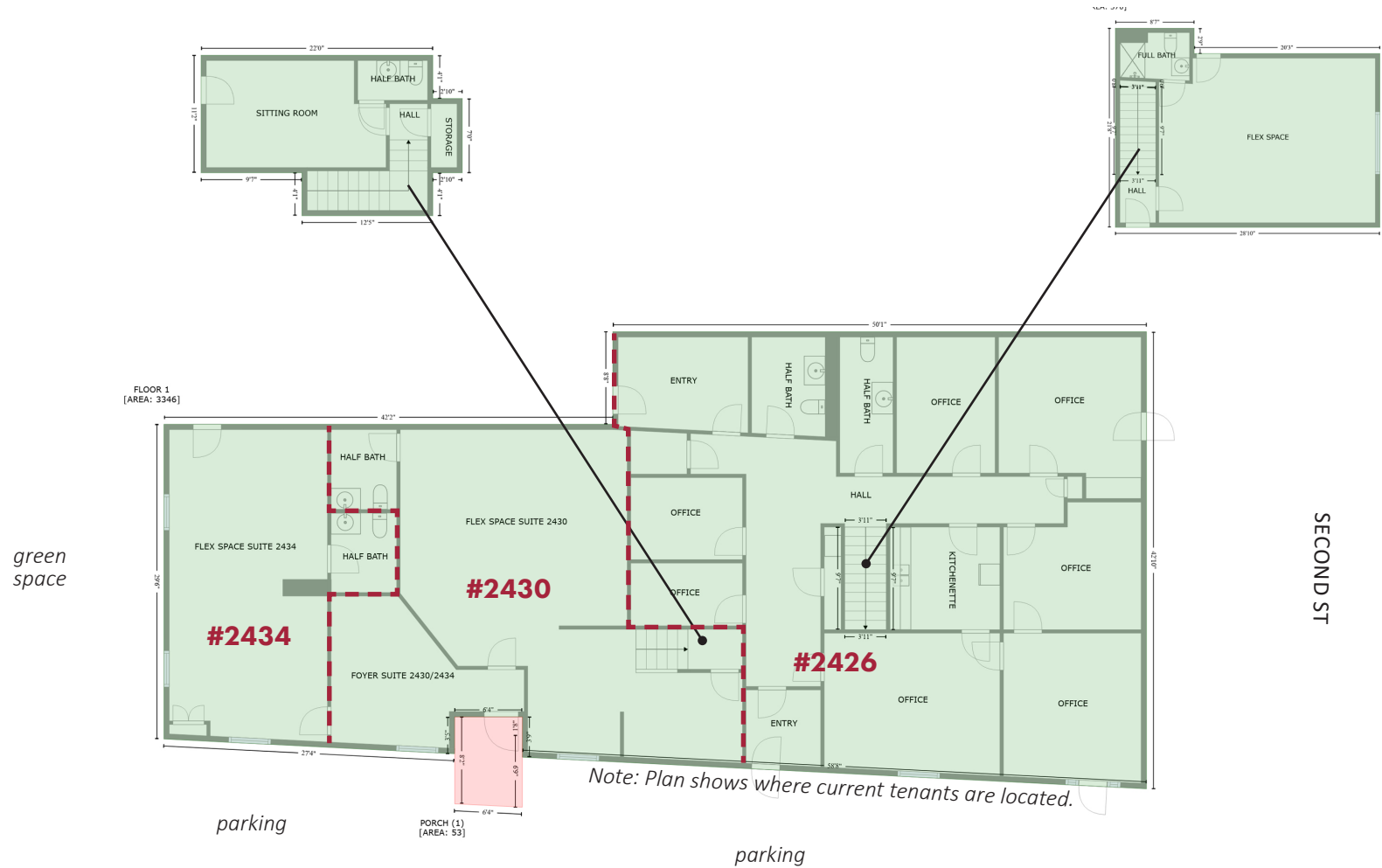
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FLOOR PLAN



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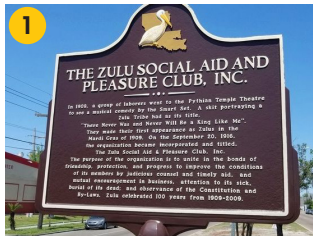
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==== streetcar line
 bus route

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NOTABLE NEIGHBORS



1 ZULU HISTORY IN CENTRAL CITY

The Zulu Social Aid & Pleasure Club, founded in 1909, was originally established as a benevolent society to serve the needs of the African American community but has evolved into one of the most recognizable and celebrated Mardi Gras krewes. Every year the Zulu Krewe begins its iconic Mardi Gras Day parade at the corner of Jackson Avenue and South Claiborne Avenue in Central City. This starting point has become a significant tradition, symbolizing Zulu’s enduring presence and influence within the neighborhood.

2 A.L. DAVIS PARK

A. L. Davis Park is a thriving community space for both cultural and recreational pursuits. Throughout the year it is a city park with a grassy area, basketball courts, tennis courts, and playground. Each spring is also the gathering point for tribes of Black Masking Carnival Indians, drawing crowds to celebrate their heritage and culture in Uptown Super Sunday. In 1979, the park was renamed to honor Reverend A. L. Davis, New Orleans’ first African American city council member, who often preached at the nearby New Zion Baptist Church.

3 DEW DROP INN

The Dew Drop Inn is a historic venue renowned for its significant role in New Orleans’ musical and cultural heritage. It began as a barbershop and bar/restaurant in 1939 before expanding to include a hotel and a nightclub that became a central hub for African American entertainment during the segregation era. Following extensive restoration efforts, the Dew Drop Inn reopened in March 2024 as a boutique hotel, restaurant, and entertainment venue, continuing its legacy as a cultural landmark.

4 YAYA ARTS CENTER

The YAYA Arts Center is a vibrant hub for youth arts education and community engagement. It features painting and glass studios and showcases works by both students and professional artists. The facility is available for rental for teaching workshops, special events, and parties.



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