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COMMERCIAL REAL ESTATE

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MELBA'S / WASH WORLD NNN INVESTMENT

1525 Elysian Fields Avenue, New Orleans, LA 70117, etc.



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DESCRIPTION

EAT AT MELBA'S! Located at the prime, highly trafficked, signalized corner of N. Claiborne and Elysian Fields, 1525 Elysian Fields offers a rare, stable NNN investment opportunity. The property has been owner/occupied by Melba's Po-Boys for over 15 years. Melba's was recently ranked by Inc Magazine as one of the fastest growing businesses in Louisiana. Ownership is offering a 10 year lease back at \$20,000/month absolute NNN.

The property features a high traffic washateria, a full service restaurant, daiquiri bar, 6 video poker machines (with the potential to increase to 9) and a community center, along with off street parking for 60+ cars. The property includes multiple parcels - a rare, large assemblage for New Orleans.

NOI: \$240,000

CAP: 9.60%

LAND SIZE: 41,785 sf

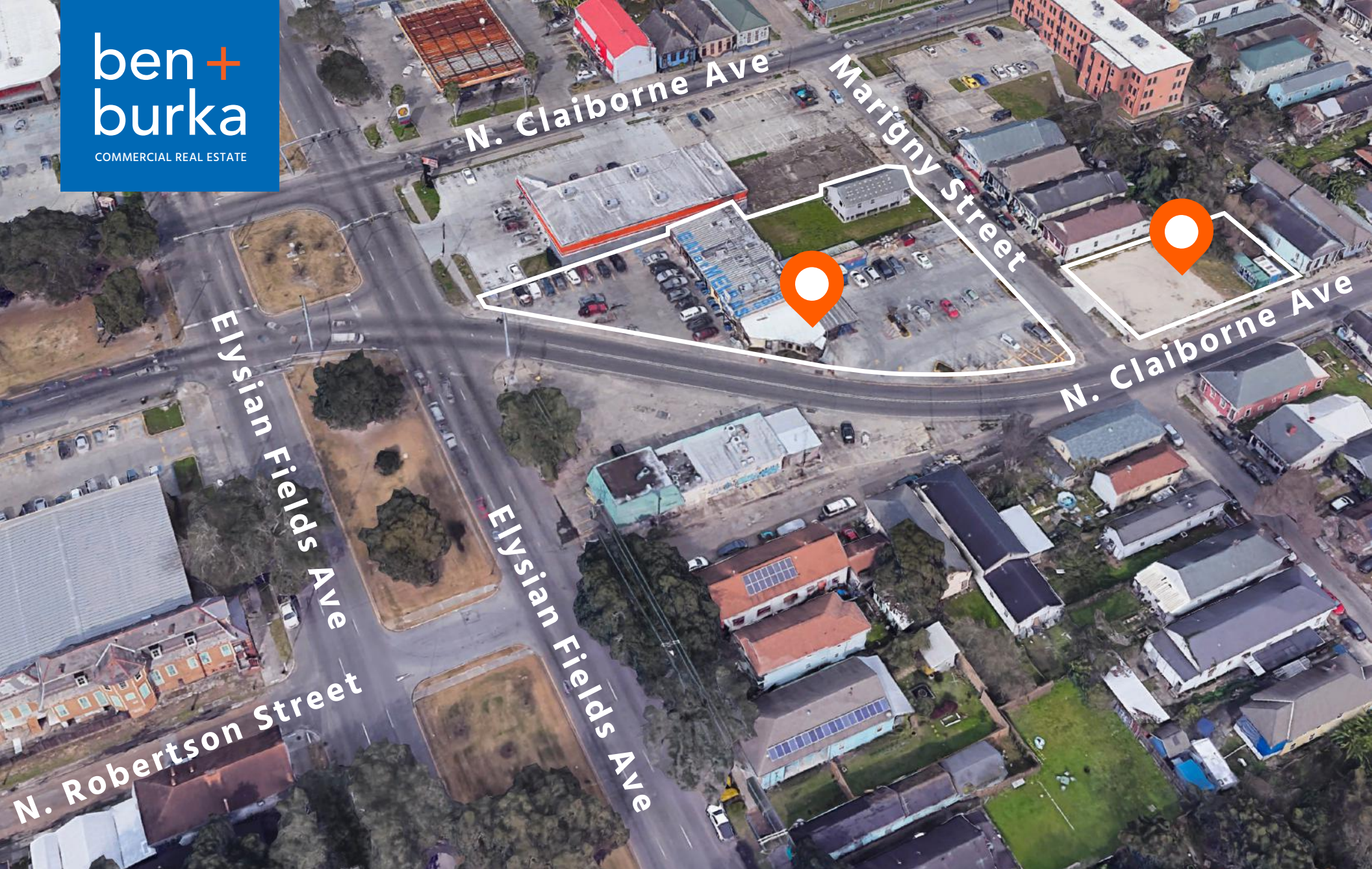
BLDG SIZE: ~6,000 sf

PRICE: \$2,500,000

ZONING: C-1

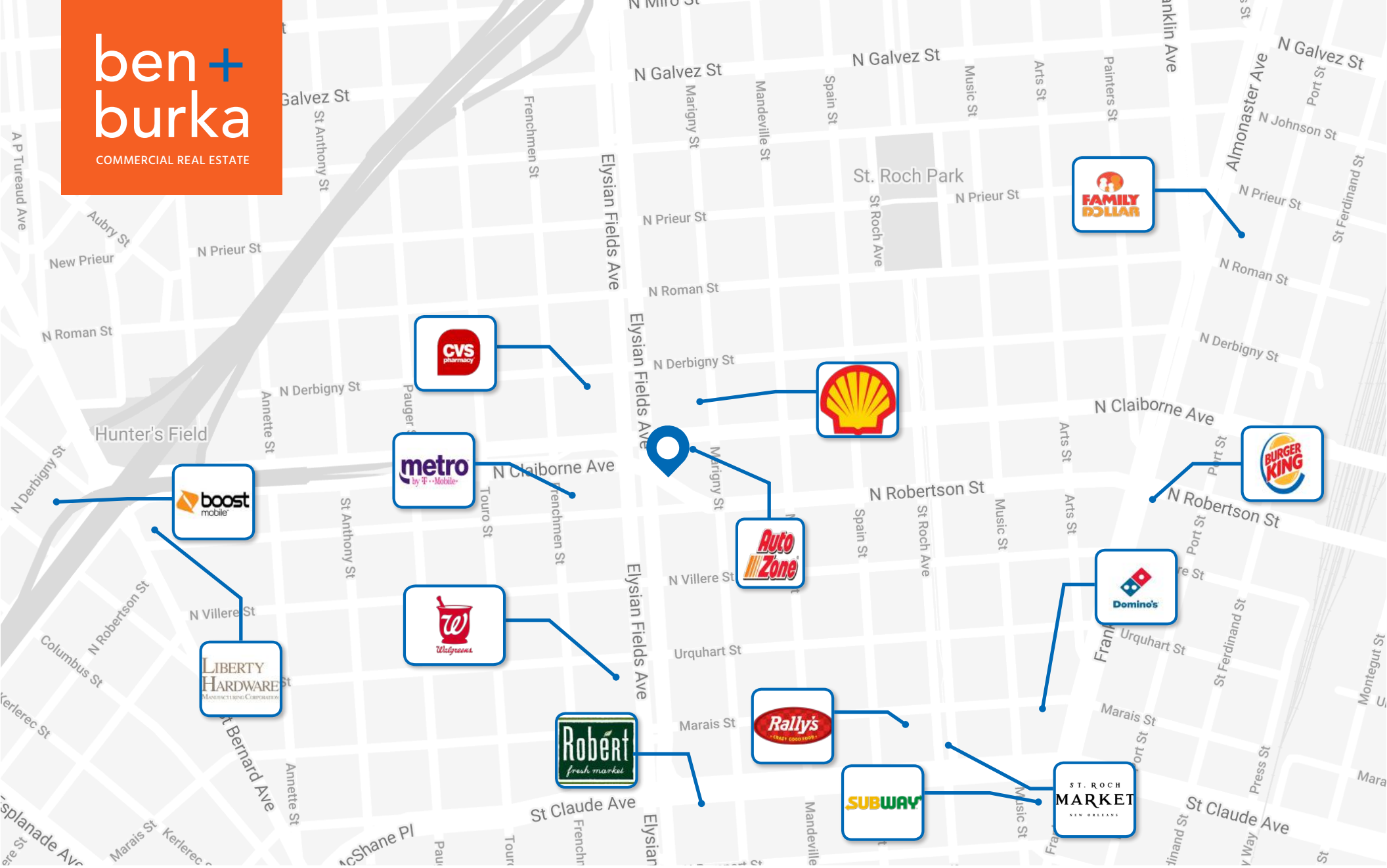
DEMOGRAPHICS

DEMOGRAPHICS	5 minutes	10 minutes	15 minutes
ESTIMATED POPULATION	35,803	143,167	337,310
AVERAGE HH INCOME	\$49,990	\$52,993	\$67,112



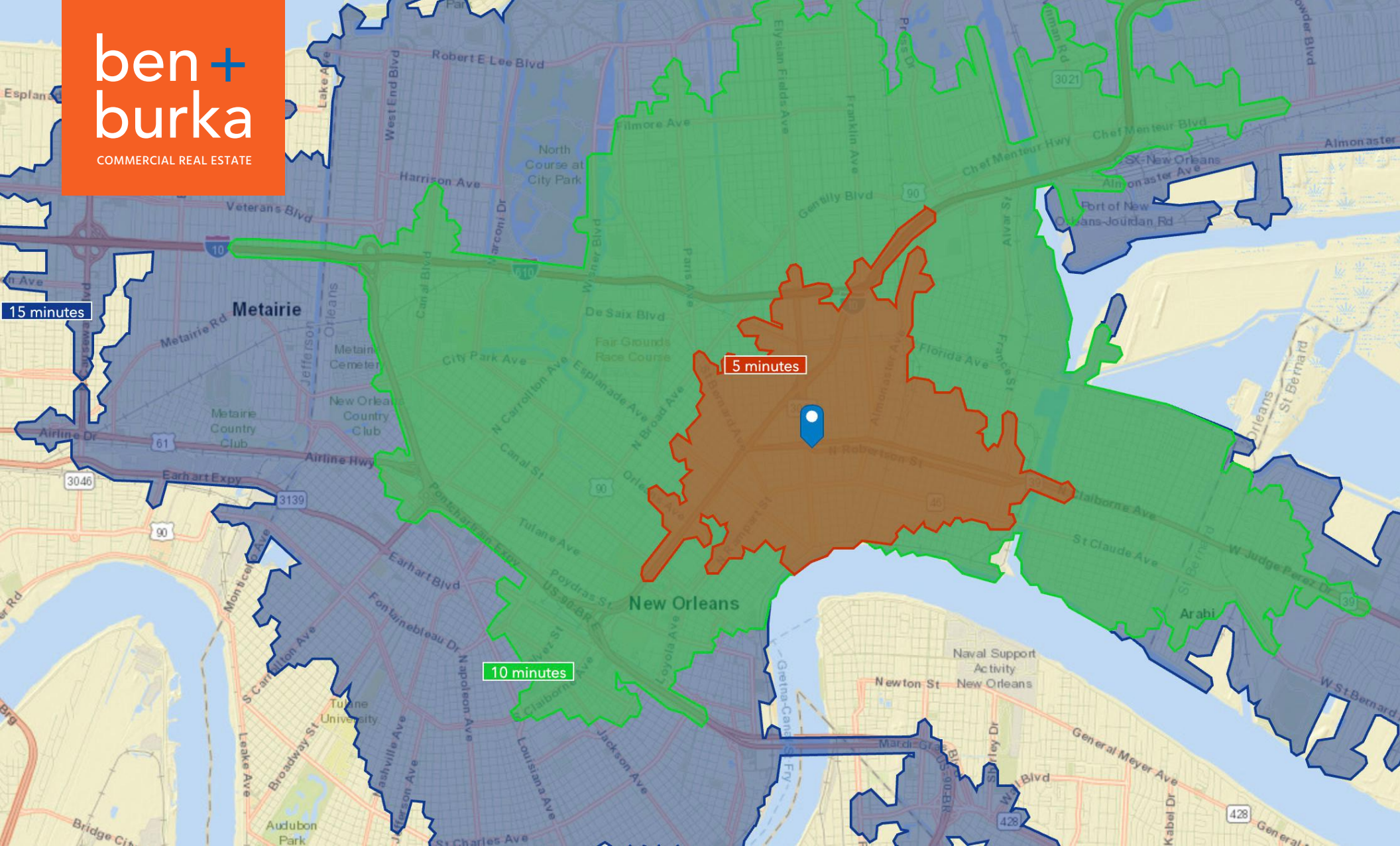
AERIAL VIEW

 1525 Elysian Fields Avenue, New Orleans, LA 70117, etc.



POINTS OF INTEREST MAP

📍 1525 Elysian Fields Avenue, New Orleans, LA 70117, etc.



DRIVE TIME MAP

📍 1525 Elysian Fields Avenue, New Orleans, LA 70117, etc.

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For more information, please contact the Owner's representative:

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