



ben + burka

COMMERCIAL REAL ESTATE

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GARDEN DISTRICT MULTI FAMILY

1616-18 Washington Ave, New Orleans, LA 70130



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DESCRIPTION

Located on Washington Avenue just a block from St. Charles, 1616-18 Washington is an exceptionally built 3 unit residential property. Downstairs consists of a large 3 bedroom 2 bath unit, with a 1 bedroom and a two bedroom unit upstairs. All units are currently occupied, via a mix of short and long term tenants. Income for November 2020 will be ~\$7,500

The property features beautiful high ceilings, original wood flooring and historic architectural detailing, large backyard with new above ground pool and decking, beautiful finishes, as well as renovated kitchens and bathrooms. The property is steps from the St. Charles Mardis Gras parade route and the historic St. Charles street car line. The property could be used as a primary residence with additional rental income, or as an outright investment.

TOTAL SIZE: 3,360 sf

SALE PRICE: \$795,000

LAND SIZE: 3,583 sf

ZONING: HU-RM1

TOTAL RENT: ~\$7,500/mo

UNITS: one 1br/1ba - one 2br/1ba- one 3br/2ba

DEMOGRAPHICS

2019 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
POPULATION	18,044	42,837	132,451
AVERAGE HH INCOME	\$75,406	\$75,461	\$77,289





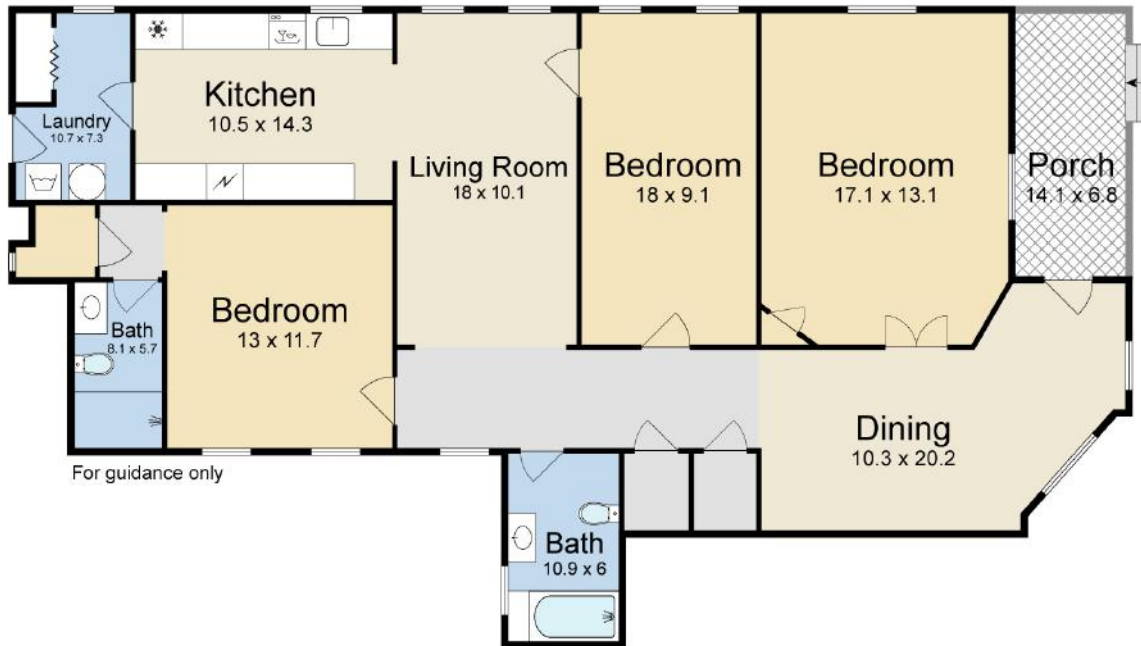
To Downtown/
French Quarter

To Uptown

POINTS OF INTEREST MAP

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WASHINGTON STREET

ST CHARLES STREET (SIDE)

GROUND FLOOR PLAN



SECOND FLOOR PLAN (1 BR UNIT)



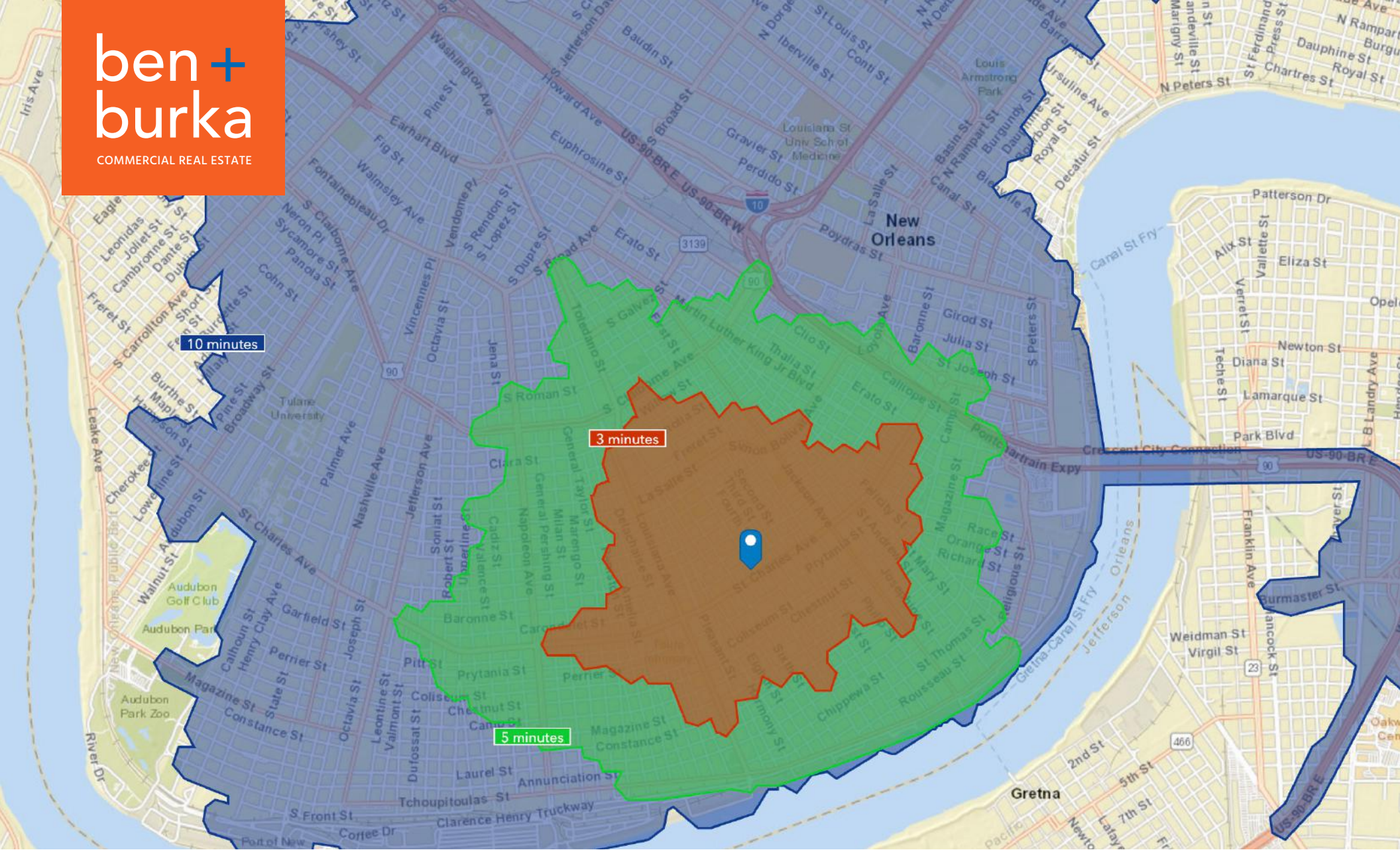


AERIAL VIEW

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DRIVE TIME MAP

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

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