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TULANE & CARROLLTON LAND

Tulane and Carrollton Offering, New Orleans, LA 70119



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DESCRIPTION

Located at the intersection of Tulane and Carrollton Avenues in Mid-city, New Orleans, this assemblage of properties spans over 1.2 acres, and includes several buildings totalling nearly 20,000 sf of space. While the hard corner is not included in the offering, the portfolio features ~320' of frontage on Ulloa, ~150' of frontage on Carrollton Ave, and ~120' of frontage on Tulane Ave.

The MU-1 zoning allows for a multitude of commercial uses, along with a new construction height limit of 60' or 5 stories.

The offering includes the following addresses:

- 4051 Tulane Avenue - 1 story former restaurant
- 4041 Tulane Avenue - 3 story office
- 4118 S Carrollton Avenue - vacant land
- 4126 S Carrollton Avenue - vacant land
- 4044 Ulloa Street - vacant land
- 4052 Ulloa Street - 1 story former dentist office

Buildings on site are gutted and are given no value. Pricing informed based on land value only. Full plans are available for 4041 Tulane Ave, although the property is in need of a total renovation. The site has two billboards with existing income located on Tulane Ave.

LAND SIZE: 55,628 sf

BLDG SIZE: 19,284 sf

PRICE: \$2,750,000

ZONING: MU-1

DEMOGRAPHICS

	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	16,887	50,151	263,213
AVERAGE HH INCOME	\$47,380	\$68,501	\$73,917

Ulloa Street

Tulane Avenue

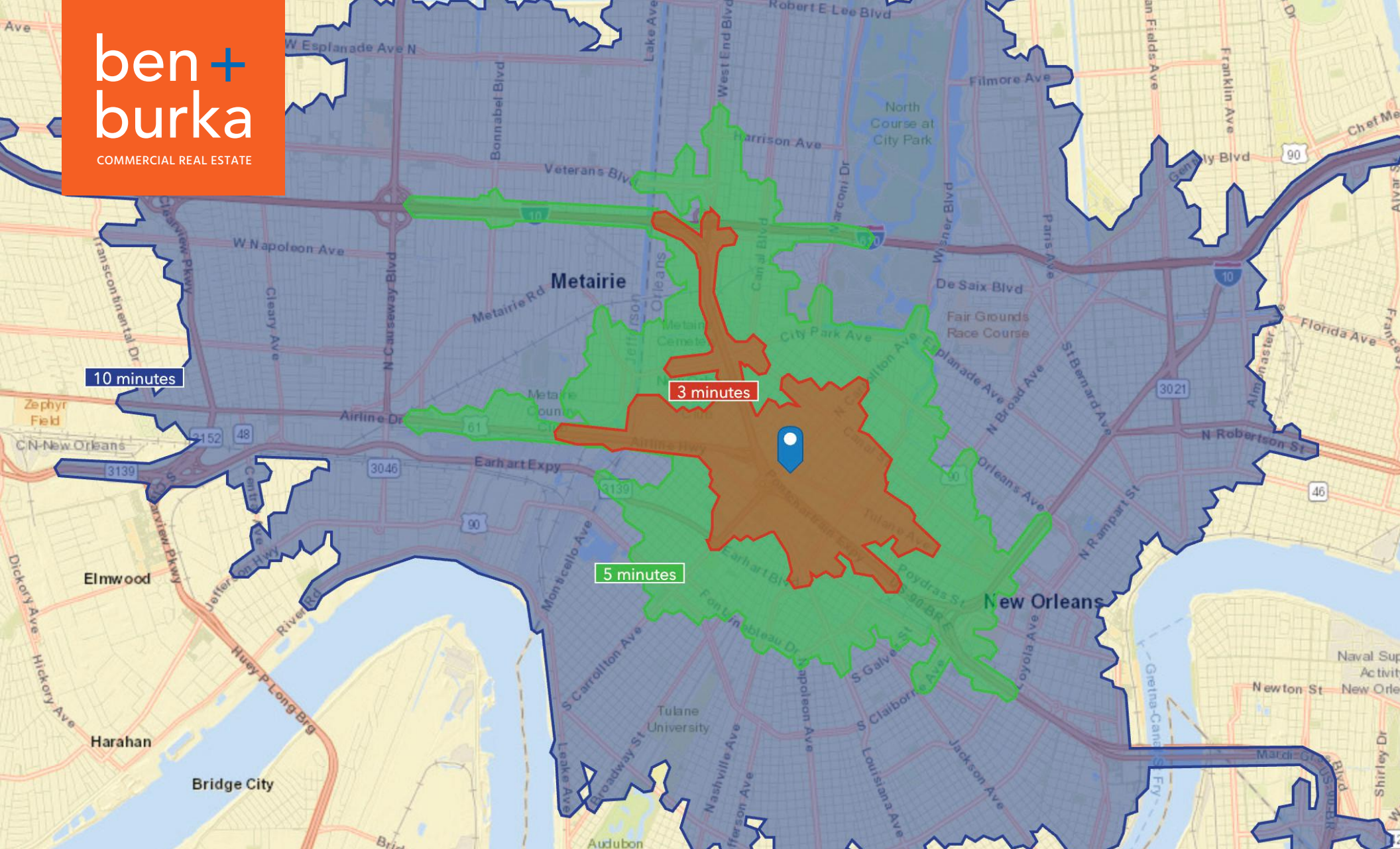
Carrollton Avenue



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DRIVE TIME MAP

📍 4051 Tulane Ave etc., New Orleans, LA 70119

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4118 S. Carrollton Ave
Vacant Land

4126 S. Carrollton Ave
Vacant Land

4052 Ulloa Street
1 story Dentist Office

4044 Ulloa St
Vacant Land

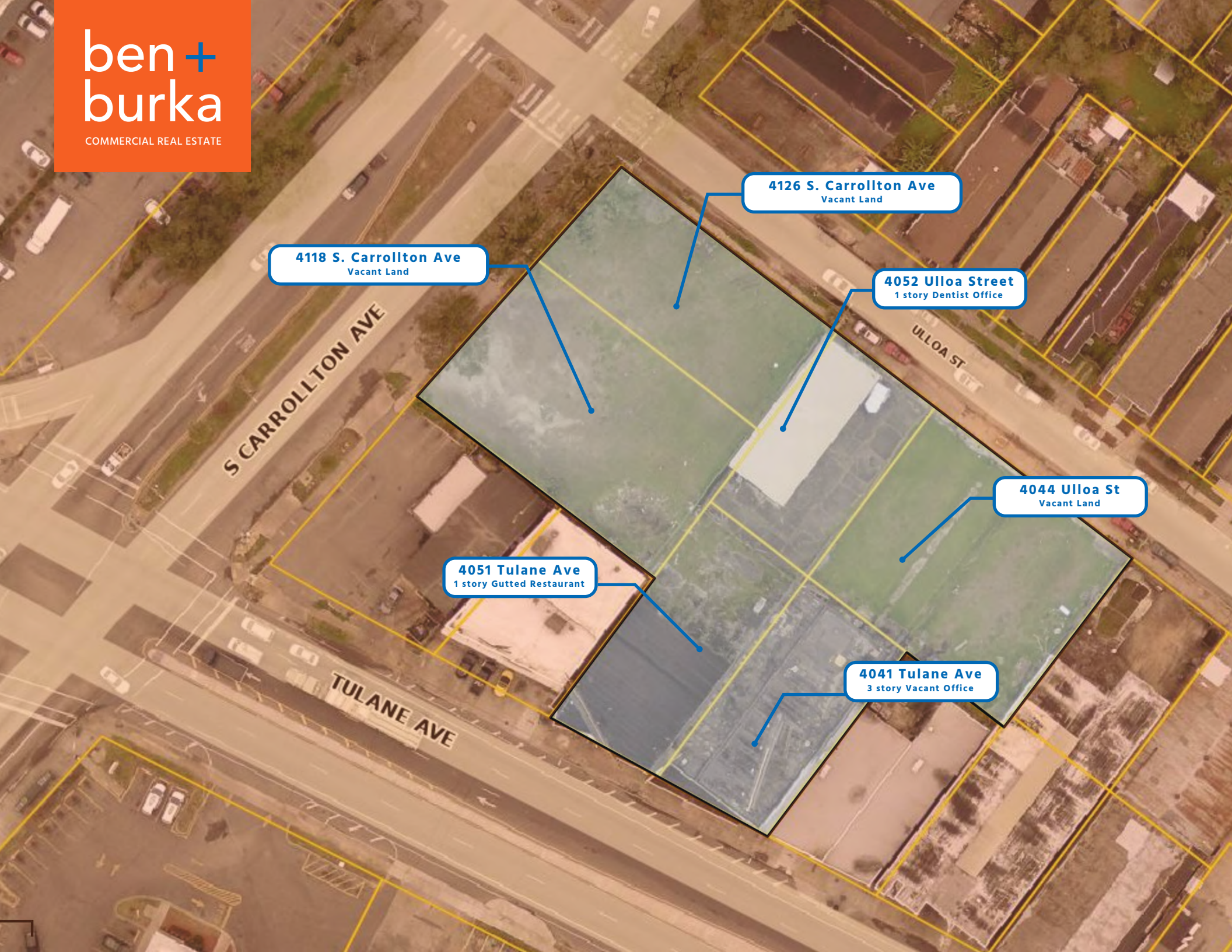
4051 Tulane Ave
1 story Guttred Restaurant

4041 Tulane Ave
3 story Vacant Office

S CARROLLTON AVE

ULLOA ST

TULANE AVE



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

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AARON KAZANOFF
AGENT

1900 Cadiz Street, Suite A
New Orleans, LA 70115
504.301.1002
aaron@benburka.com

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