



# ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002





## UPTOWN FOURPLEX FOR SALE

1110 Amelia Street, New Orleans, LA 70115





# UPTOWN FOURPLEX FOR SALE W/ COMMERCIAL ZONING

1110 Amelia Street, New Orleans, LA 70115

## DESCRIPTION

Located just steps from Magazine Street, 1108-1112 Amelia Street offers a fully leased four plex with valuable HU-B1 commercial zoning for sale. The property is updated throughout, and features all 2 bedroom 1 bathroom units. Off-street parking is available for 6 vehicles. All units are on month-to-month leases and below market rate, and tenants have expressed interest in re-signing. All units are separately metered, although currently ownership is paying for one unit's utilities. Maintain as a rental property or convert to commercial - office, retail, etc.

The property is located just off of the best stretch of Magazine Street, and is in close proximity to Tasc, Bouligny Tavern, Lillete, Baru, Billy Reid, Marine Layer, Untuckit, LuluLemon, Spirit Wine, and a host of other national and local retailers, restaurants, and galleries. Some of the strongest demographics in the city are within a 3-minute drive.

Gross revenue in 2021 will be \$67,200.

**TOTAL SIZE:** 3,696 sf

**SALE PRICE:** \$925,000

**LAND SIZE:** 4,160 sf

**ZONING:** HU-B1

## DEMOGRAPHICS

2020 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>POPULATION</b>	10,146	30,974	95,214
<b>AVERAGE HH INCOME</b>	\$119,595	\$112,404	\$103,045



ben +  
burka  
COMMERCIAL REAL ESTATE





ben + burka

COMMERCIAL REAL ESTATE



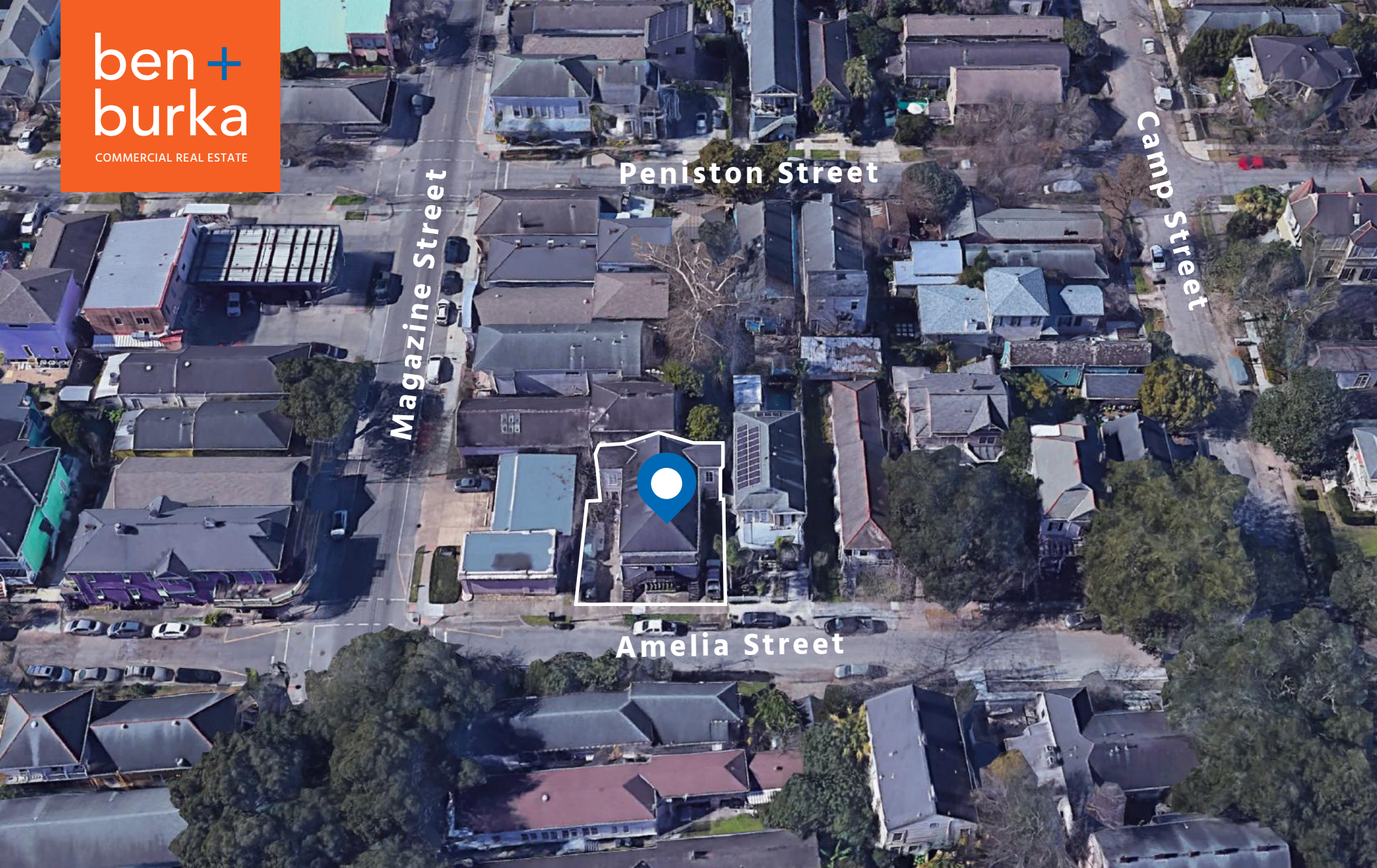
## POINTS OF INTEREST MAP

📍 1110 Amelia Street, New Orleans, LA 70115

ben +  
burka  
COMMERCIAL REAL ESTATE







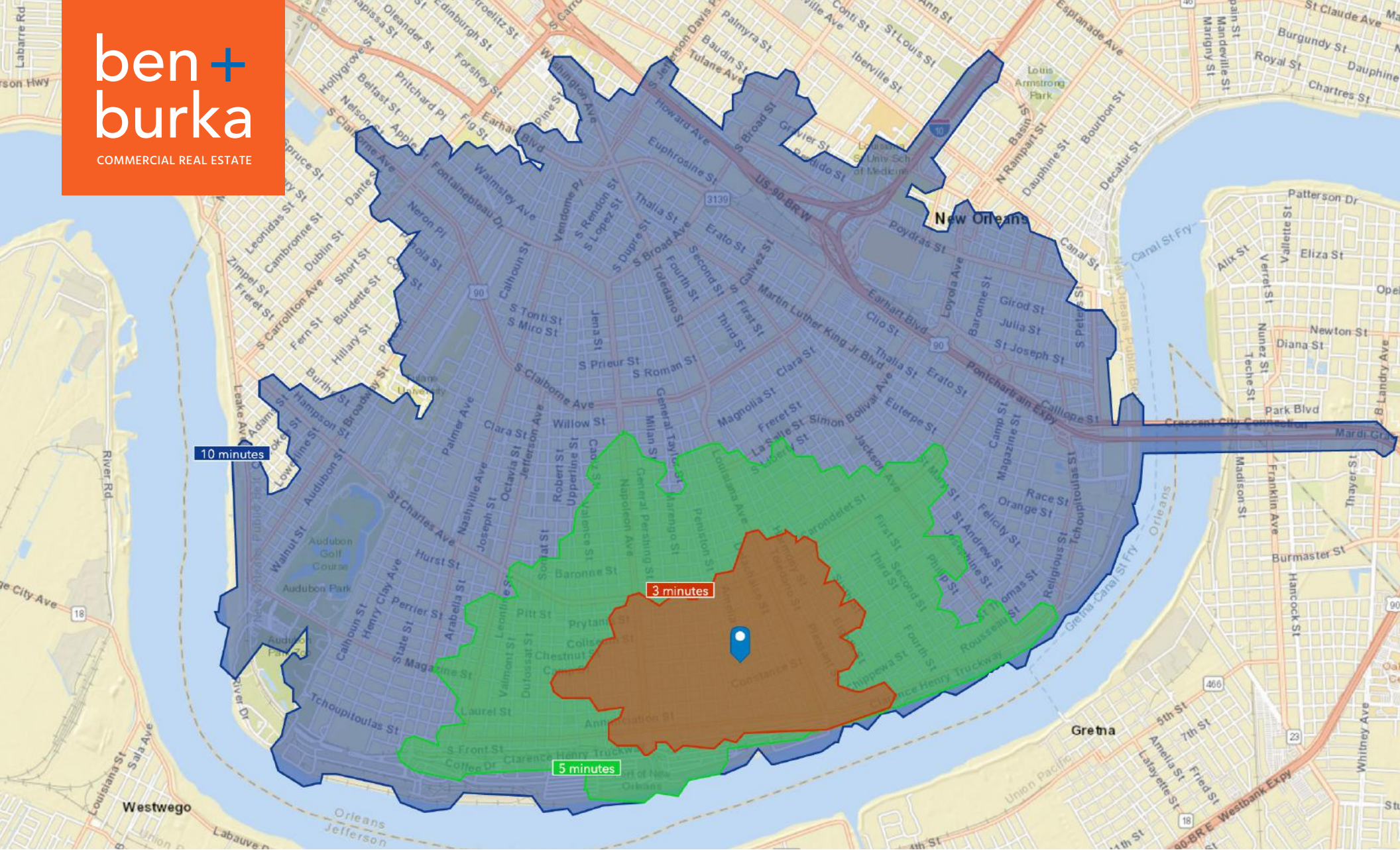
## AERIAL VIEW

 1110 Amelia Street, New Orleans, LA 70115









## DRIVE TIME MAP

📍 1110 Amelia Street, New Orleans, LA 70115



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

# ben + burka

COMMERCIAL REAL ESTATE

**AARON KAZANOFF**  
**AGENT**

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

— LICENSED IN THE STATE OF LOUISIANA —

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.