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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: \$975,000

LAND SIZE: 4,160 sf

ZONING: HU-B1

DEMOGRAPHICS

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

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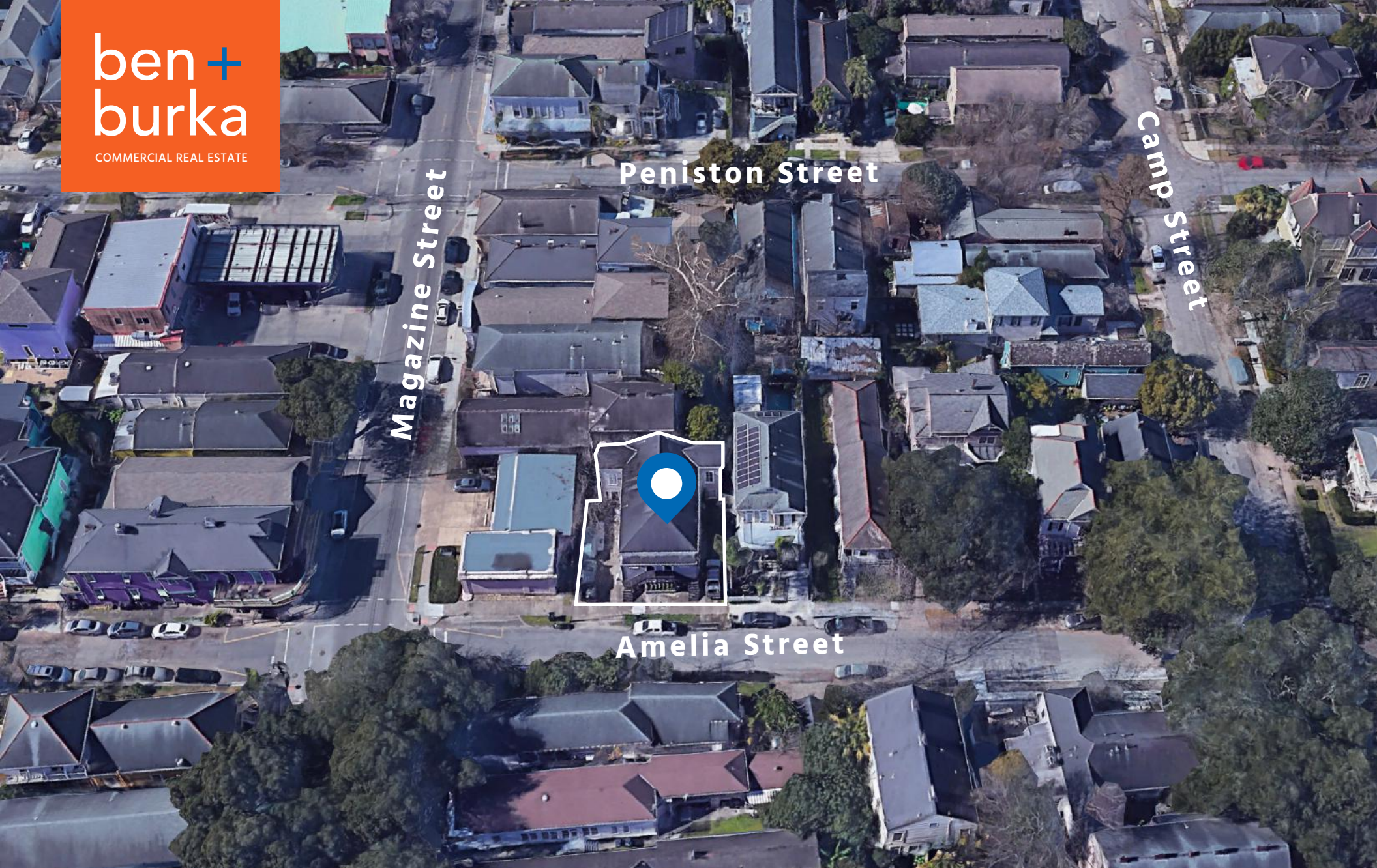


POINTS OF INTEREST MAP

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Peniston Street

Magazine Street

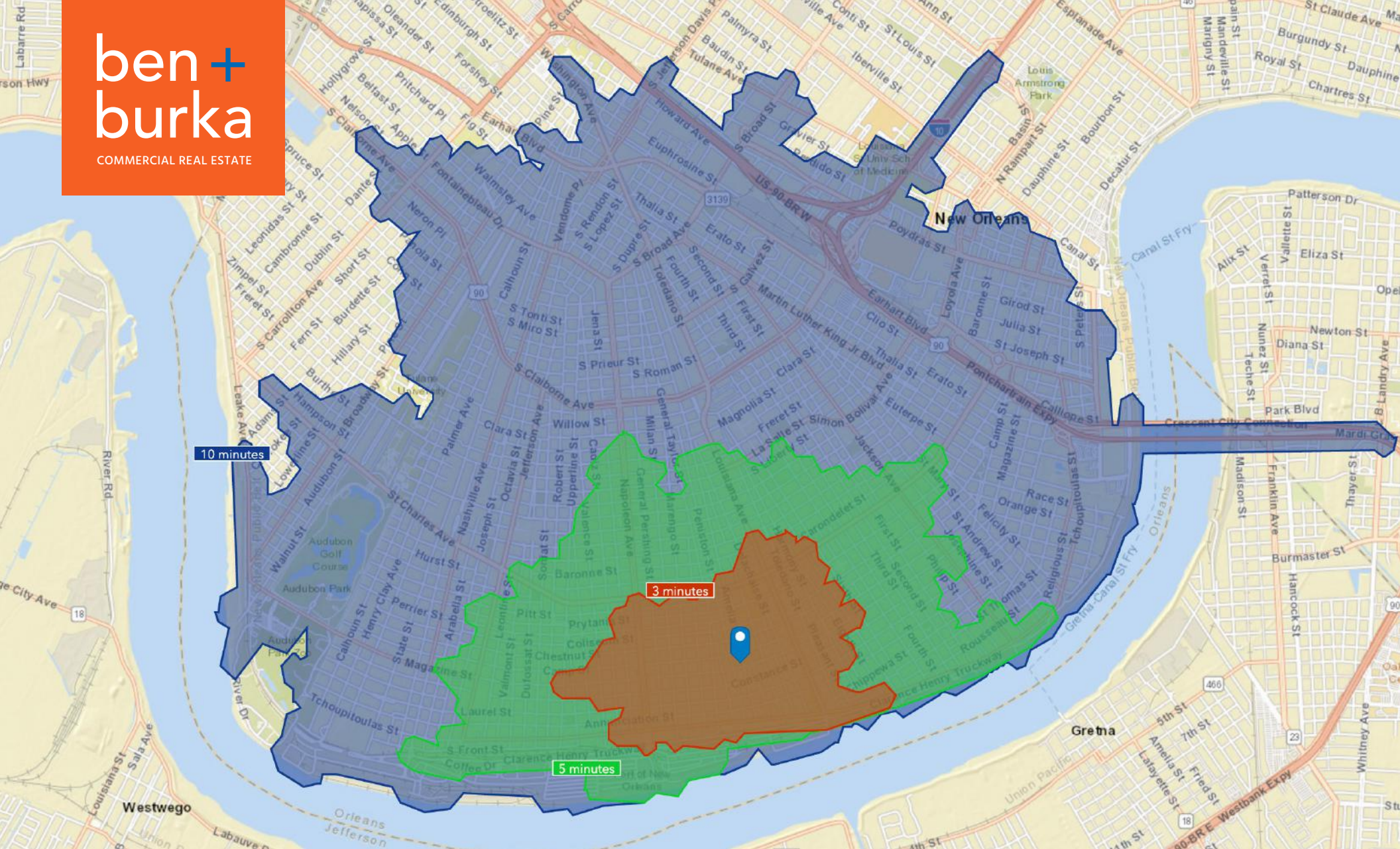
Camp Street

Amelia Street

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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AGENT

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— LICENSED IN THE STATE OF LOUISIANA —

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