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FRENCH QUARTER MIXED USE

1224 Decatur Street, New Orleans, LA 70116



FRENCH QUARTER MIXED USE FOR SALE

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DESCRIPTION

Located on Decatur Street just steps to the French Market in the heart of the French Quarter, 1224 Decatur Street offers a well positioned and maintained mixed use investment for sale. The ground floor is leased at \$4,500/month (NNN) and currently under construction for retail use. Two three bedroom apartments and an attic storage space (which could be converted into an additional apartment unit) occupy the upper floors. The 2nd floor apartment is paying \$2,875 + utilities, while the 3rd floor apartment is currently paying \$2,775/month + utilities.

The property is located in the French Quarter in New Orleans, and is walking distance to Dian Xin, Louisiana Pizza Kitchen, The New Orleans Jazz Museum (formerly New Orleans Mint), the American Sports Saloon, all of the restaurants and retailers at the French Market, and a host of other shops located within the French Quarter.

SIZE: 5,109 sf

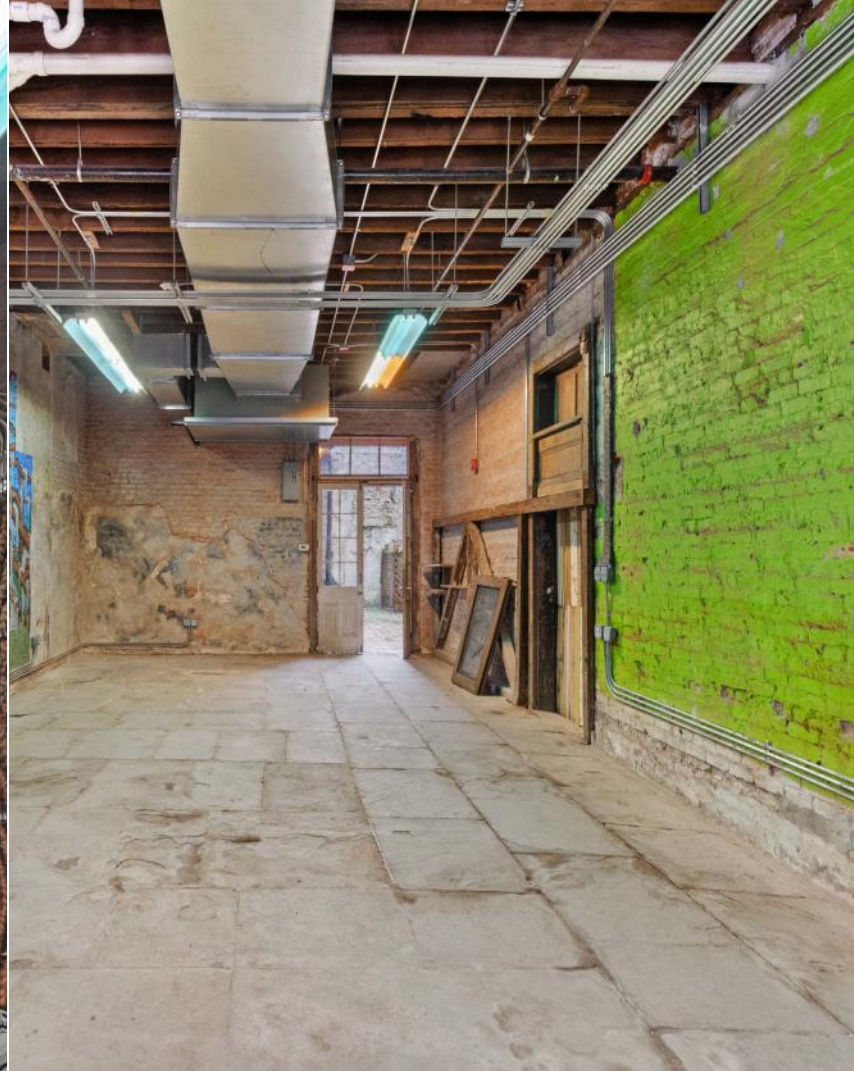
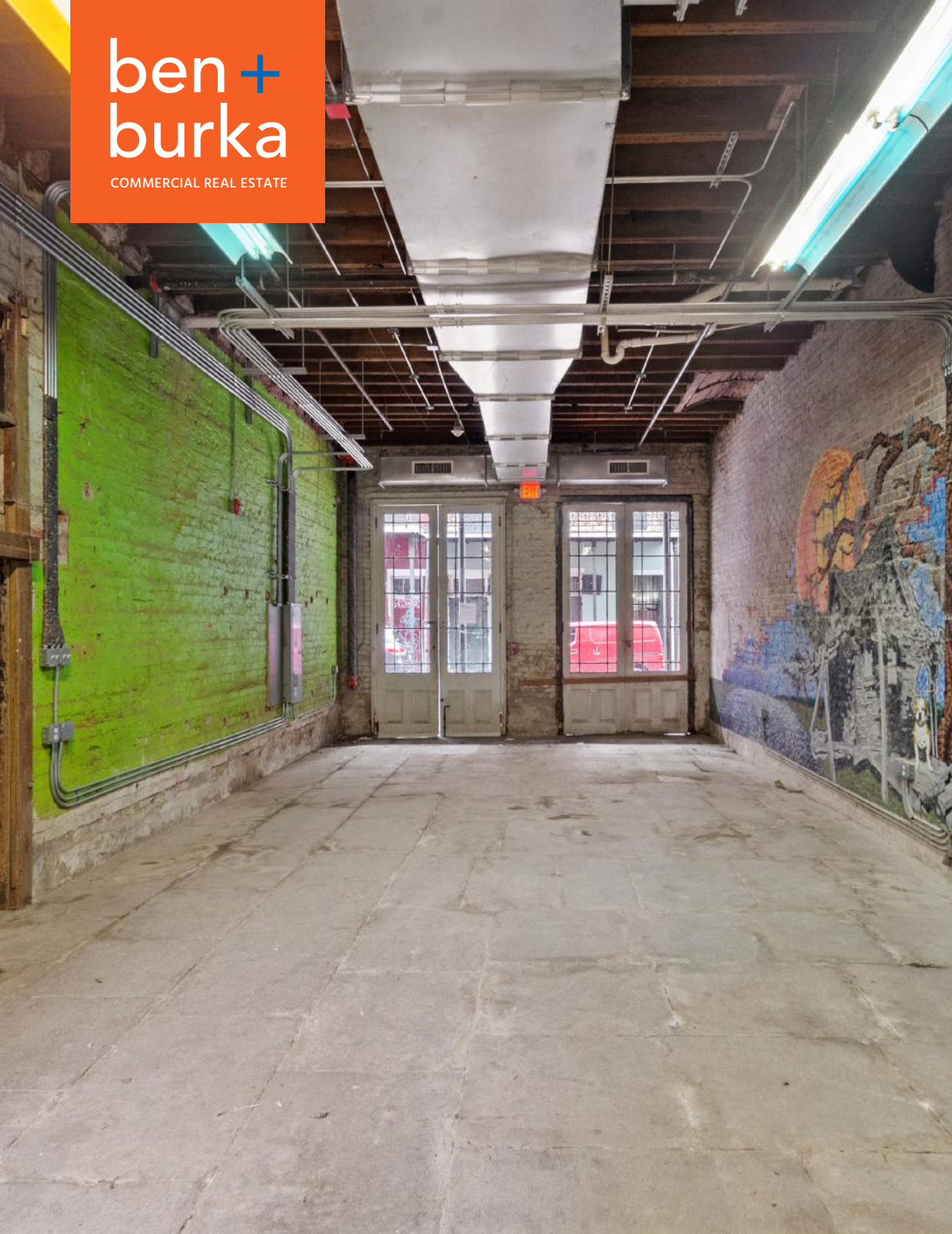
PRICE: \$2,500,000

LAND SIZE: 1,794 sf

ZONING: VCS

DEMOGRAPHICS

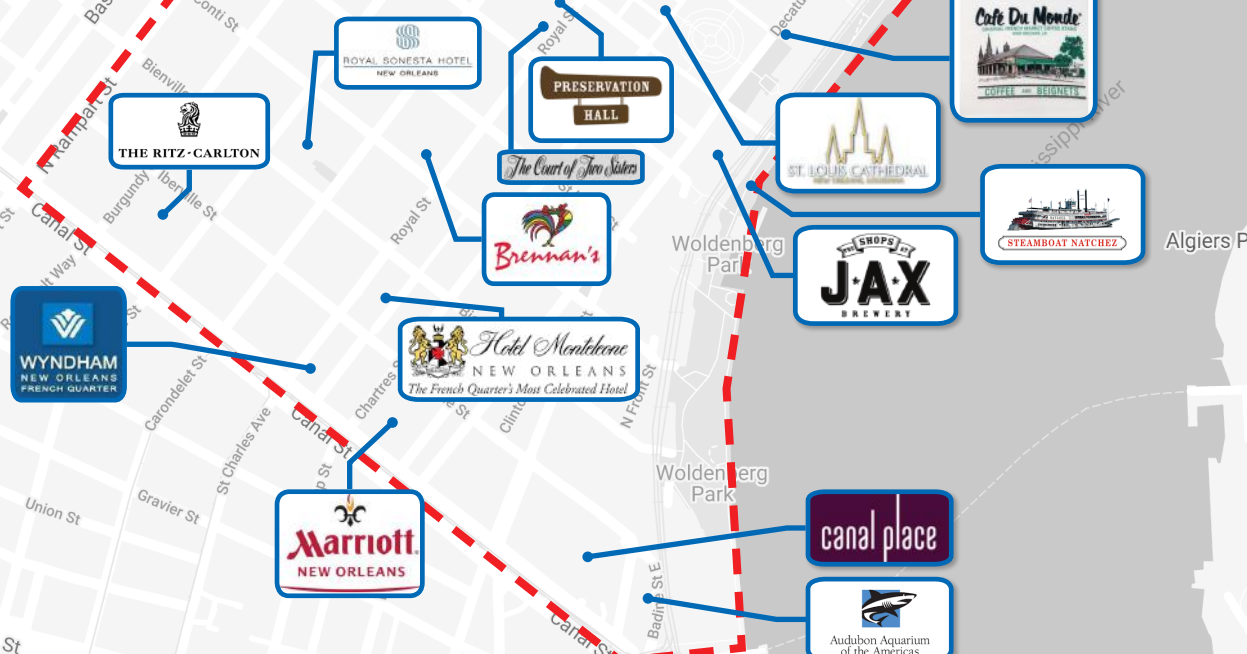
2020 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
POPULATION	2,535	12,168	81,085
AVERAGE HH INCOME	\$109,080	\$90,616	\$62,745



French Quarter Tourism:

- 17,740,000+ annual visitors
- 241+ retail stores
- 175+ restaurants & bars
- 20,355+ hotel rooms
- 142,764+ average daily pop.

FRENCH QUARTER



POINTS OF INTEREST MAP

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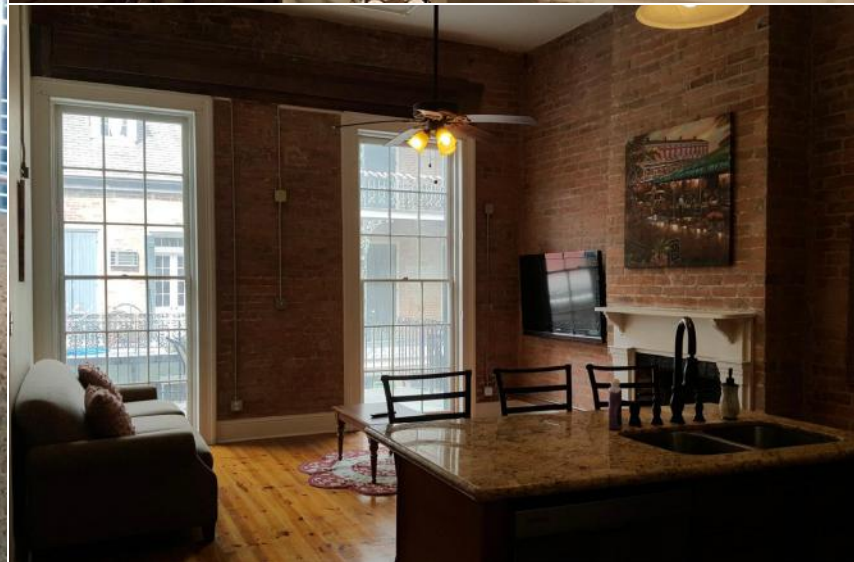


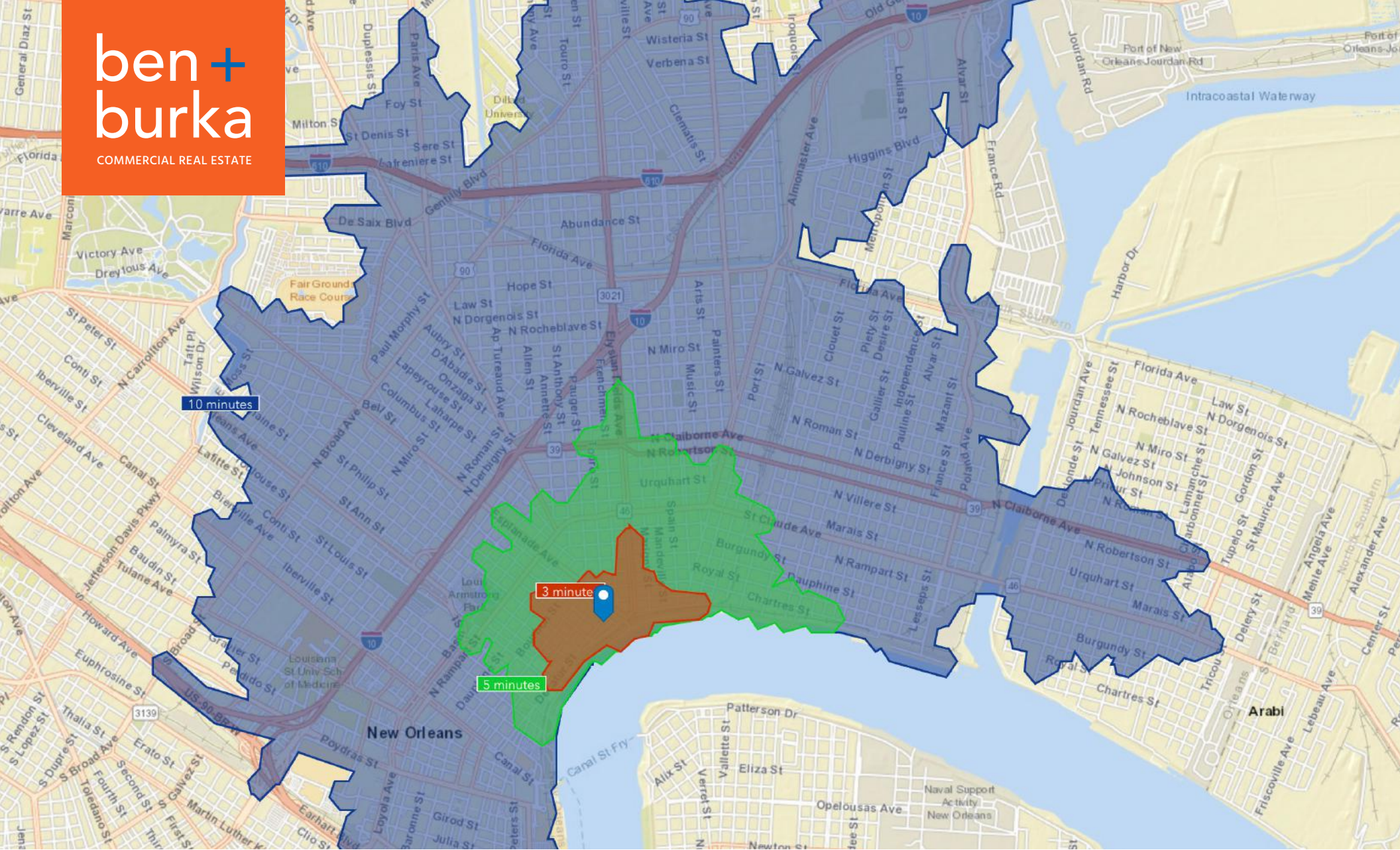
AERIAL VIEW

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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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