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MIXED USE INVESTMENT FOR SALE

1760 N Rampart Street, New Orleans, LA 70116



MIXED USE RESTAURANT / APARTMENT FOR SALE

1760 N Rampart Street, New Orleans, LA 70116

DESCRIPTION

1760 N Rampart Street offers a newly renovated restaurant and apartment property for sale in the heart of the Marigny. Recently tenanted by Budsi's Authentic Thai, the restaurant space is like new and is leased at \$4,000/mo NNN. A one-bedroom apartment on the 2nd floor is similarly well finished and is currently sitting vacant, although the HMC-2 zoning allows for short-term rental, among other uses. The property is well-positioned, well maintained, and awaiting new owners.

The space is within immediate proximity to the French Quarter, Frenchmen Street, The Ruby Slipper Cafe, Port of Call, along with a host of other bars, restaurants, and destinations.

Budsi's Thai has reported very strong sales and has been successful at the location since opening in early 2020.

TOTAL SIZE: 3,125 sf

SALE PRICE: \$1,000,000

LAND SIZE: 2,956 sf

ZONING: HMC-2

DEMOGRAPHICS

2022 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
POPULATION	12,343	39,238	157,159
AVERAGE HH INCOME	\$77,982	\$62,639	\$62,162

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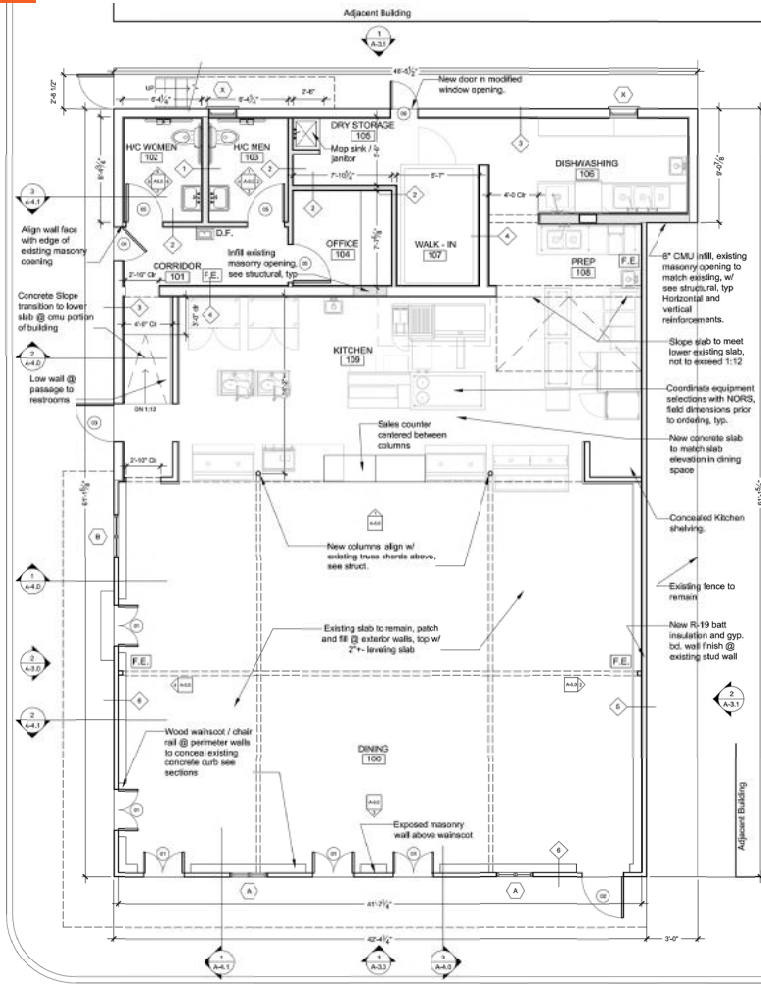


POINTS OF INTEREST MAP

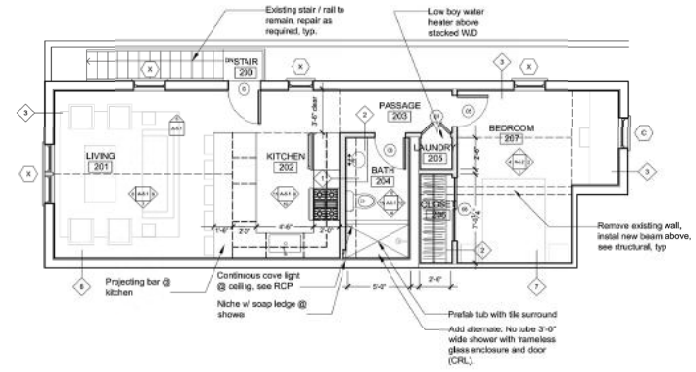


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St. Anthony Street



1 Ground Floor Plan
 scale: 1/4" = 1'-0"

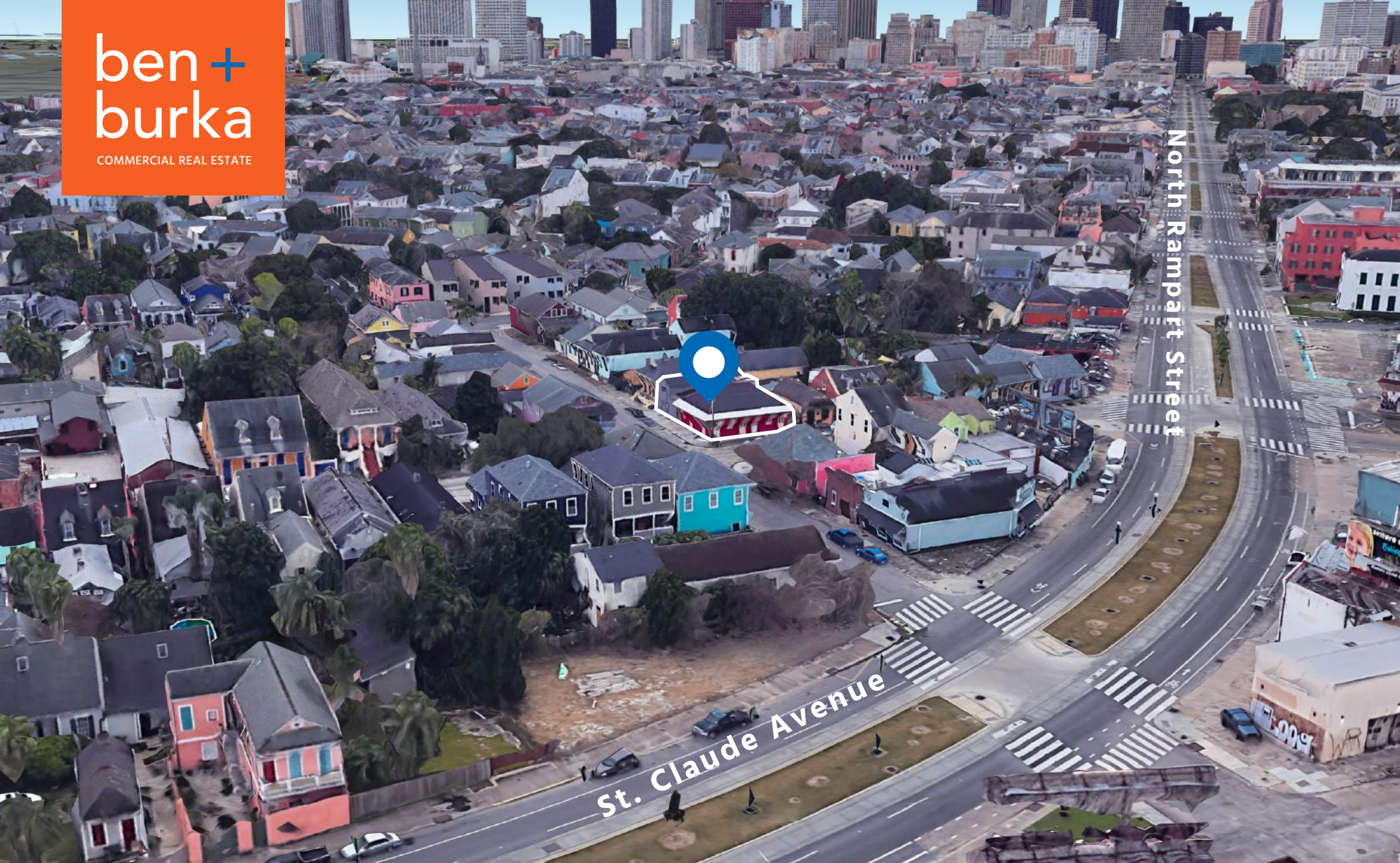


2 Second Floor Plan
 scale: 3/8" = 1'-0"

FLOOR PLAN

North Rampart Street

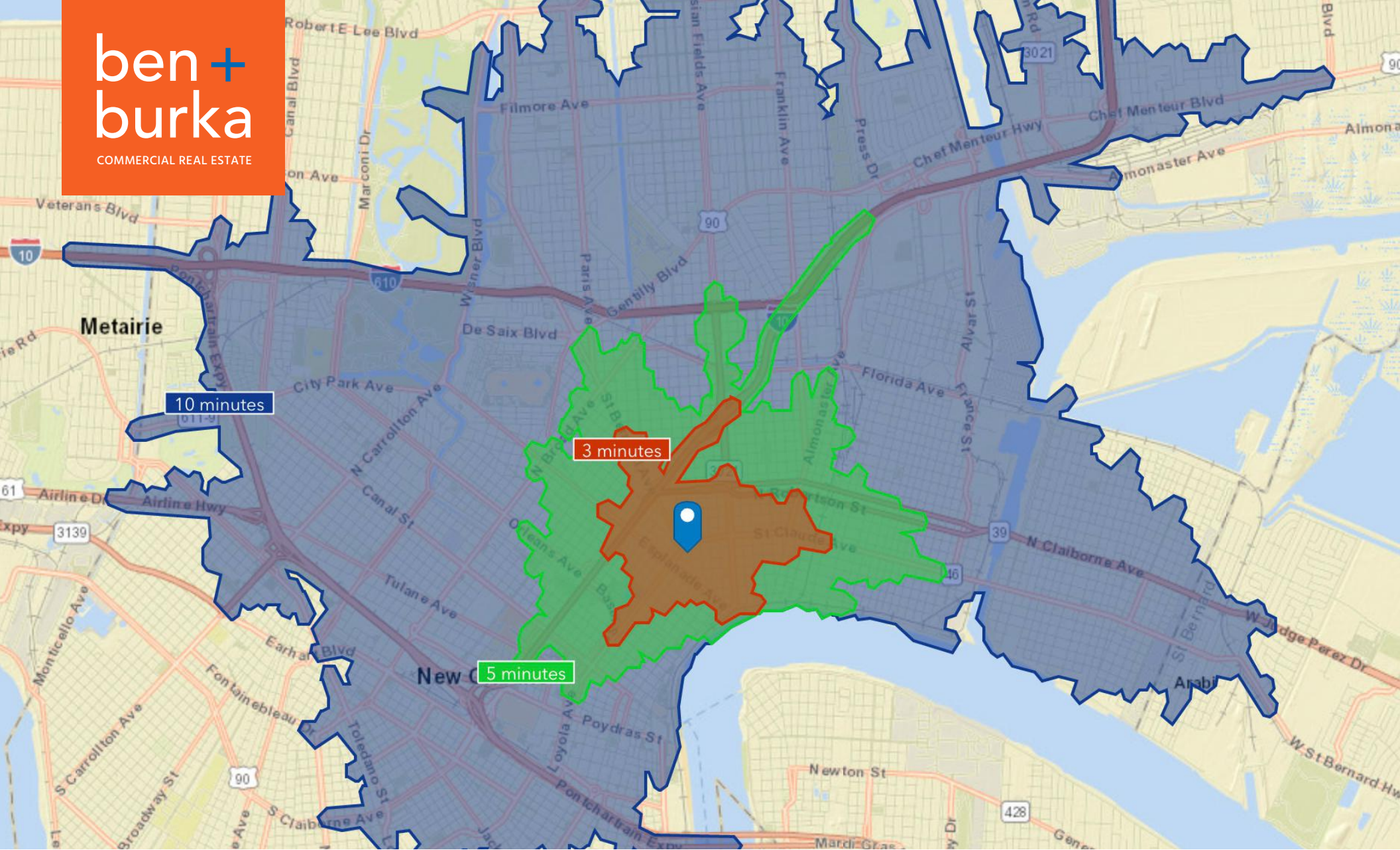




AERIAL VIEW

 1760 N Rampart Street, New Orleans, LA 701156





DRIVE TIME MAP

 1760 N Rampart Street, New Orleans, LA 701156

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

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