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COMMERCIAL REAL ESTATE

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## MAGAZINE STREET COMMERCIAL FOR LEASE

1226 Magazine Street, New Orleans, LA 70130



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## DESCRIPTION

Available for master lease, 1226 Magazine Street offers nearly 4,000 SF of improvements over two floors and 4 separate units. The upper two units are occupiable two-bedroom shotgun apartments, the bottom left unit is currently unfinished and used as storage, and the bottom right unit is a partially built out 2-bedroom shotgun apartment. The property features a large backyard, original historic detailing, a large front porch, and a dramatic street presence. The property is ideal for retail, office, restaurant, or other use permitted in HU-MU, along with residential use upstairs.

The raised basement 4-plex is located on Magazine Street in immediate proximity to downtown and is steps from Barrel Proof, Fat Boy Pantry, Spa Isbell, The Saint, and a host of local and national restaurants, retailers, and bars.

**BLDG SIZE:** 3,897 SF

**ZONING:** HU-MU

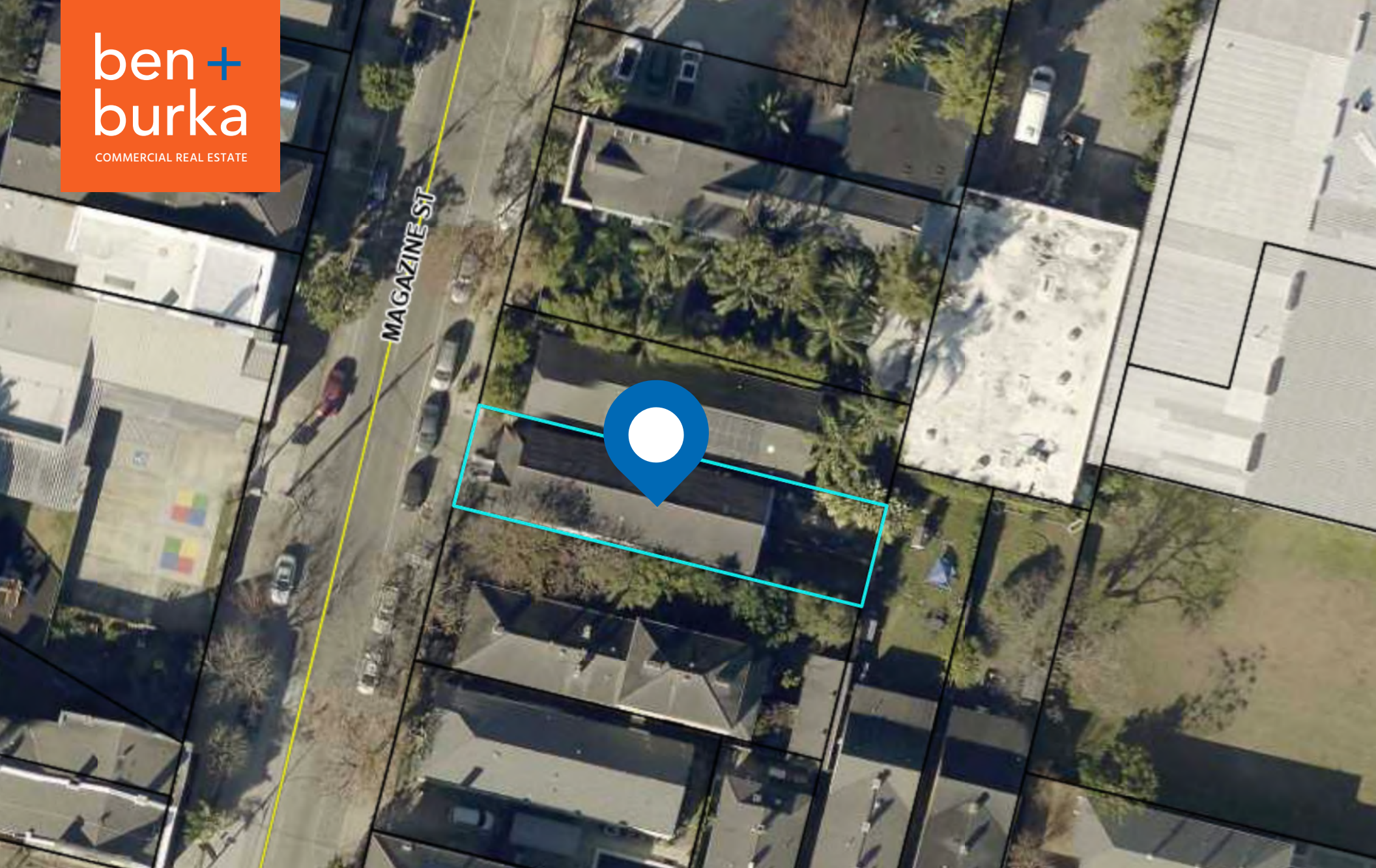
**LAND SIZE:** 4,080 SF

**PRICE:** \$4,000/mo + NNN

## DEMOGRAPHICS

2023 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	6,144	20,042	136,667
<b>AVERAGE HH INCOME</b>	\$104,919	\$100,665	\$84,358





## AERIAL VIEW



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## POINTS OF INTEREST MAP



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

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