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COMMERCIAL REAL ESTATE

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## WAREHOUSE DISTRICT COMMERCIAL CONDO

745 Baronne Street, New Orleans, LA 70113

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## WAREHOUSE DISTRICT COMMERCIAL CONDO

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### DESCRIPTION

This commercial condominium located at 745 Baronne Street is now available for purchase. The property was meticulously renovated in 2021 and is currently owner/operated as a nail salon. The property boasts high ceilings, storefront glass, and valuable frontage on Baronne Street, making it an ideal location for any retail or office user. The owner is willing to sell the furniture, fixtures, and equipment (FF&E) along with the real estate, creating a turnkey solution for those interested in opening a salon.

Situated in the Warehouse District, this property is conveniently located near various dining, shopping, and entertainment destinations such as Rouses, Daily Beet, Willa Jean, and the South Market District, along with a host of other New Orleans establishments in the Warehouse District and CBD.

**PRICE:** \$625,000.00

**BLDG SIZE:** 1,150

**ZONING:** CBD-5

**PROP TYPE:** Condo

### DEMOGRAPHICS

DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	4,148	22,299	197,897
<b>AVERAGE HH INCOME</b>	\$83,729	\$84,557	\$84,987

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## RETAIL MAP



745 Baronne Street, New Orleans, LA 70113

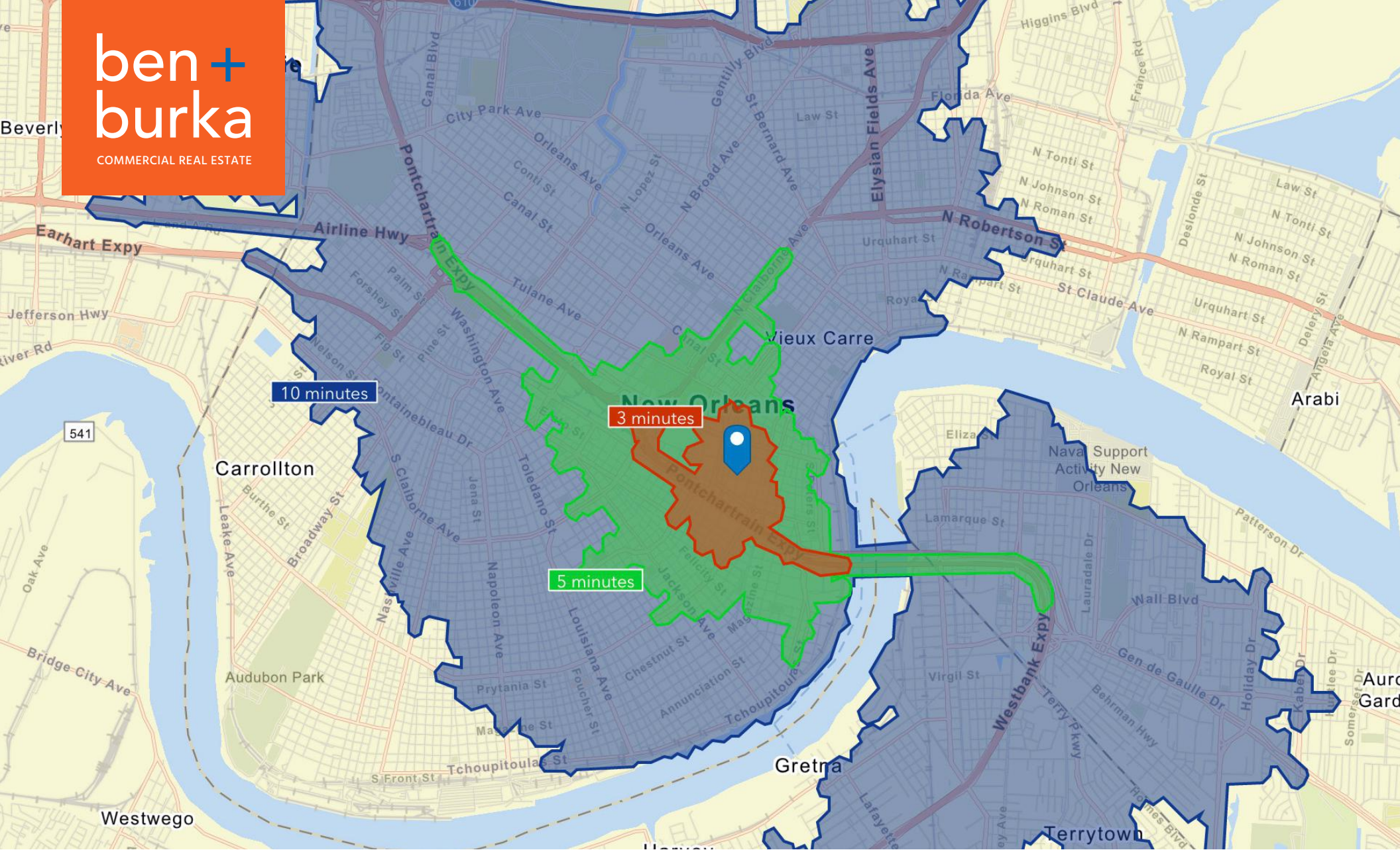
Julia Street

Baronne 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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**AARON KAZANOFF**

**AGENT**

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