



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002

ben +
burka

COMMERCIAL REAL ESTATE



WAREHOUSE DISTRICT OFFICE/RESIDENCE

614 Tchoupitoulas Street, New Orleans, LA 70130



WAREHOUSE DISTRICT OFFICE/ RESIDENCE

614 Tchoupitoulas Street, New Orleans, LA 70130

DESCRIPTION

This exceptional property located at 614 Tchoupitoulas Street, in the heart of downtown New Orleans, presents a unique opportunity to own a turn-key office building with a well-appointed two-bedroom owner's unit. Originally constructed in the 1850s, the property has undergone two extensive renovations in 1984 and 2004, blending historic detailing with modern convenience. All systems were replaced in 2004, and the roof was replaced in 2017. The office space spans two floors and features 14 private offices, a reception area, exposed brick walls, an abundance of natural light, a feature staircase, skylights, and original fireplaces. The two-bedroom third-floor apartment is impeccably maintained and boasts exposed wood trusses, a large rooftop terrace, a loft area, washer/dryer, and luxurious finishes throughout.

This property is ideal for an owner-occupant seeking additional income from the third-floor apartment, or for an investor seeking rental income from both the office space and apartment. The CBD-6 zoning allows for a variety of uses, including retail, office, restaurant, hotel, short-term rental, and more.

PRICE: \$1,575,000.00

BLDG SIZE: 6,225

ZONING: CBD-6

LAND SIZE: 2,547



DEMOGRAPHICS

DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	2,373	8,519	109,557
AVERAGE HH INCOME	\$166,686	\$123,025	\$80,284

ben +
burka

COMMERCIAL REAL ESTATE

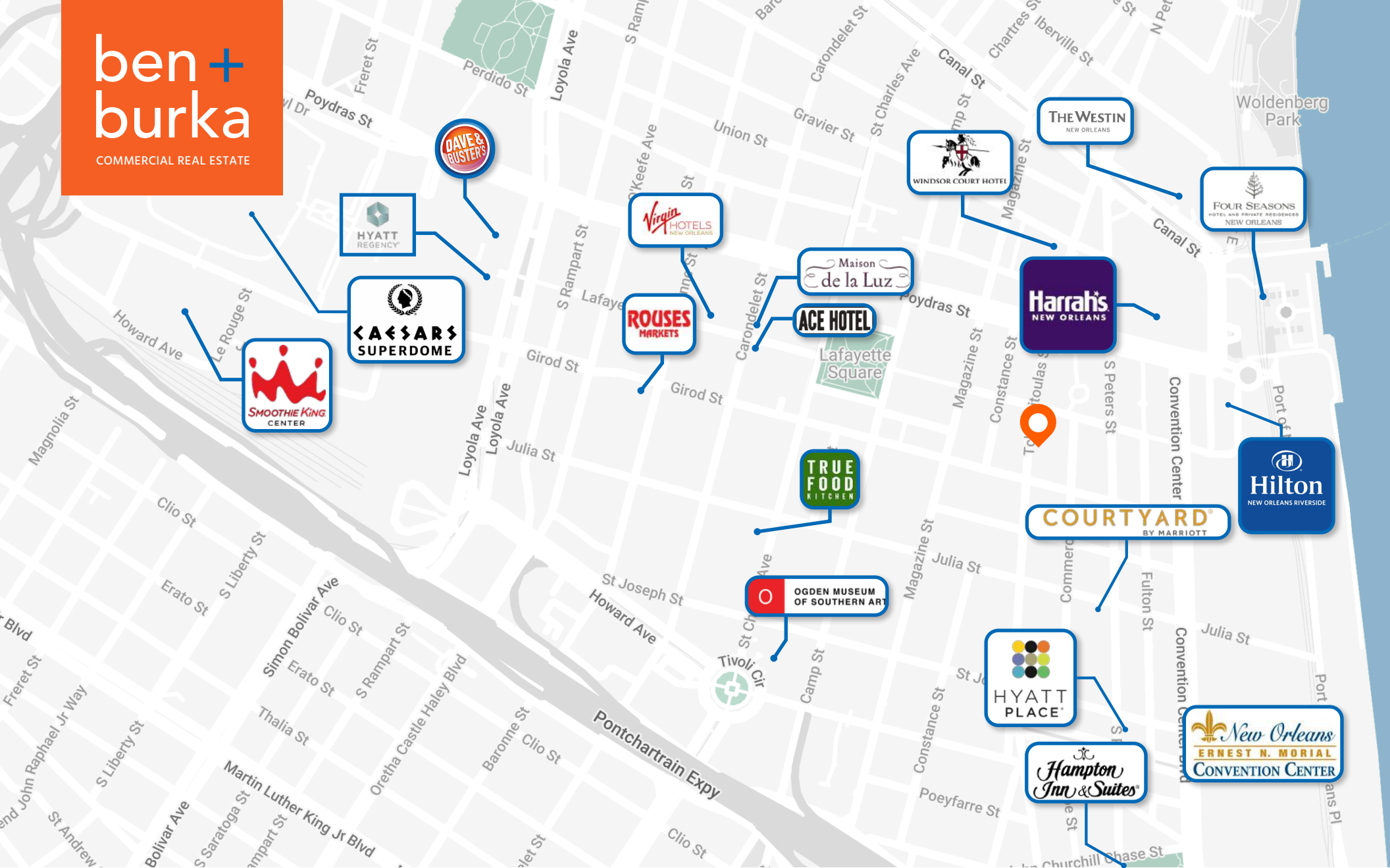


ben +
burka
COMMERCIAL REAL ESTATE



ben + burka

COMMERCIAL REAL ESTATE

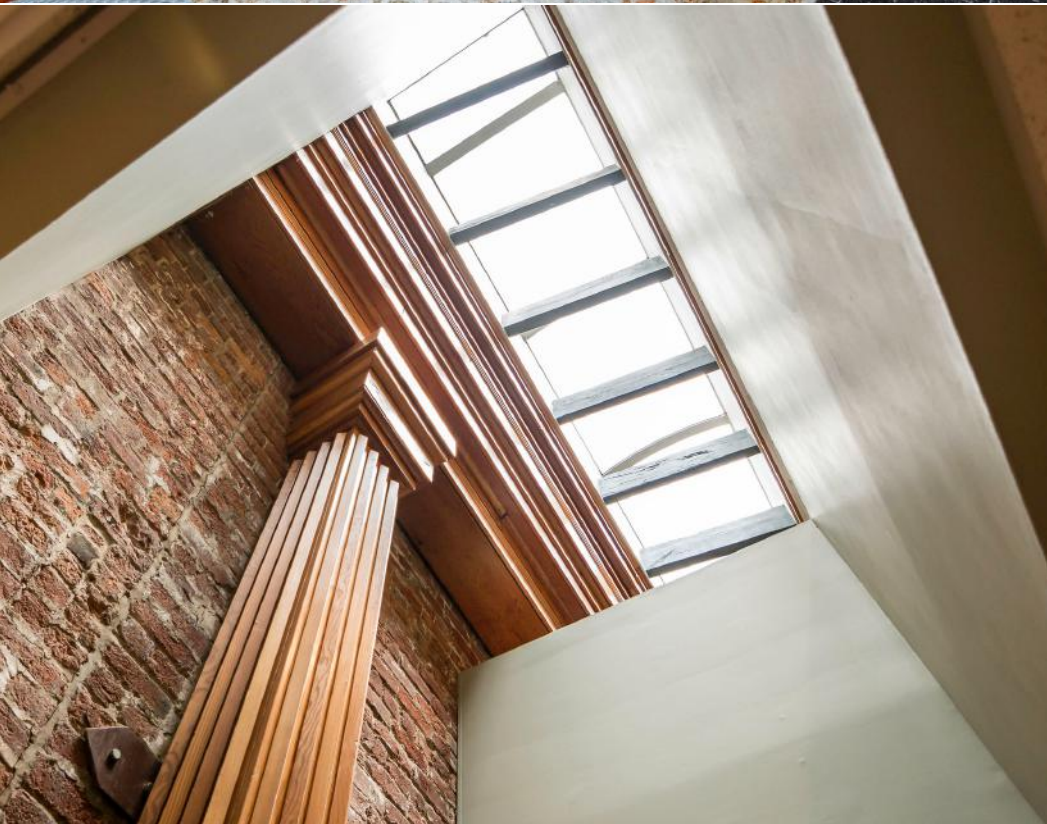


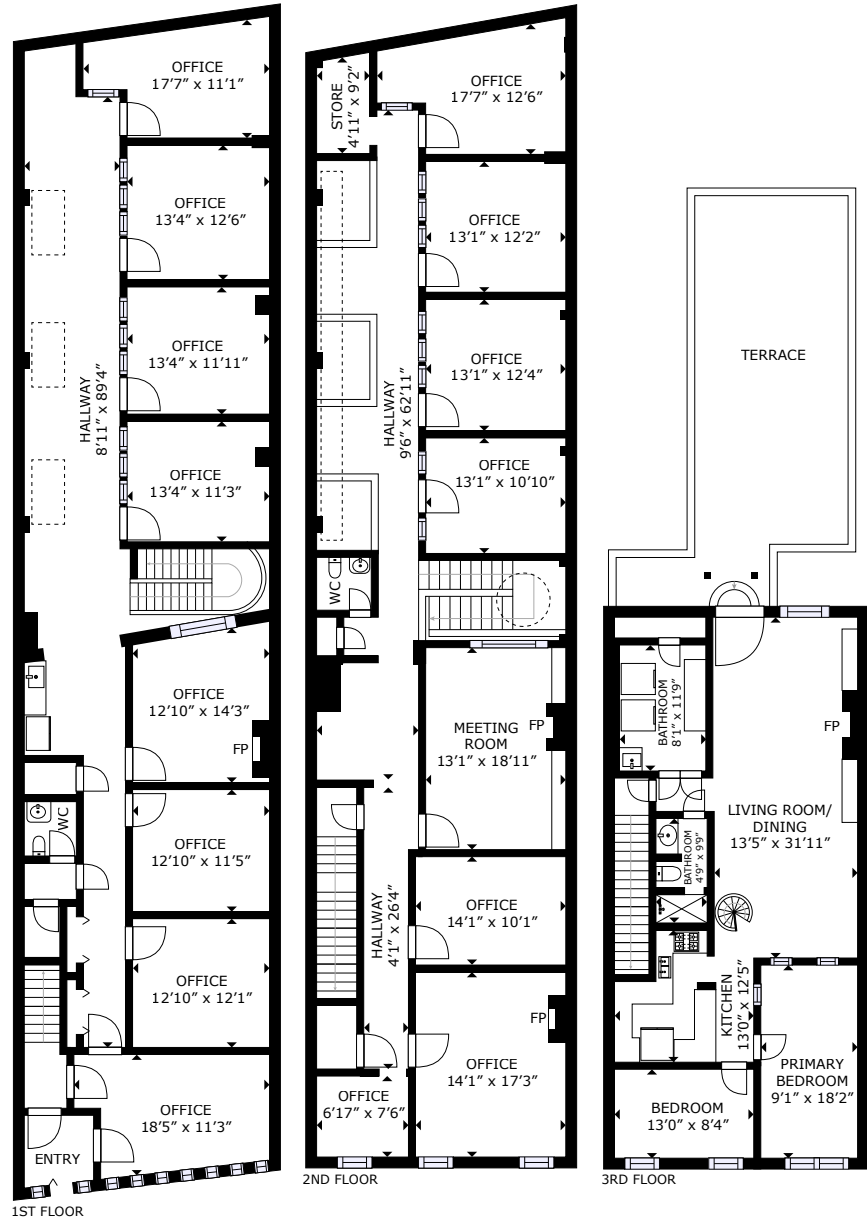
RETAIL MAP



614 Tchoupitoulas Street, New Orleans, LA 70130

ben +
burka
COMMERCIAL REAL ESTATE

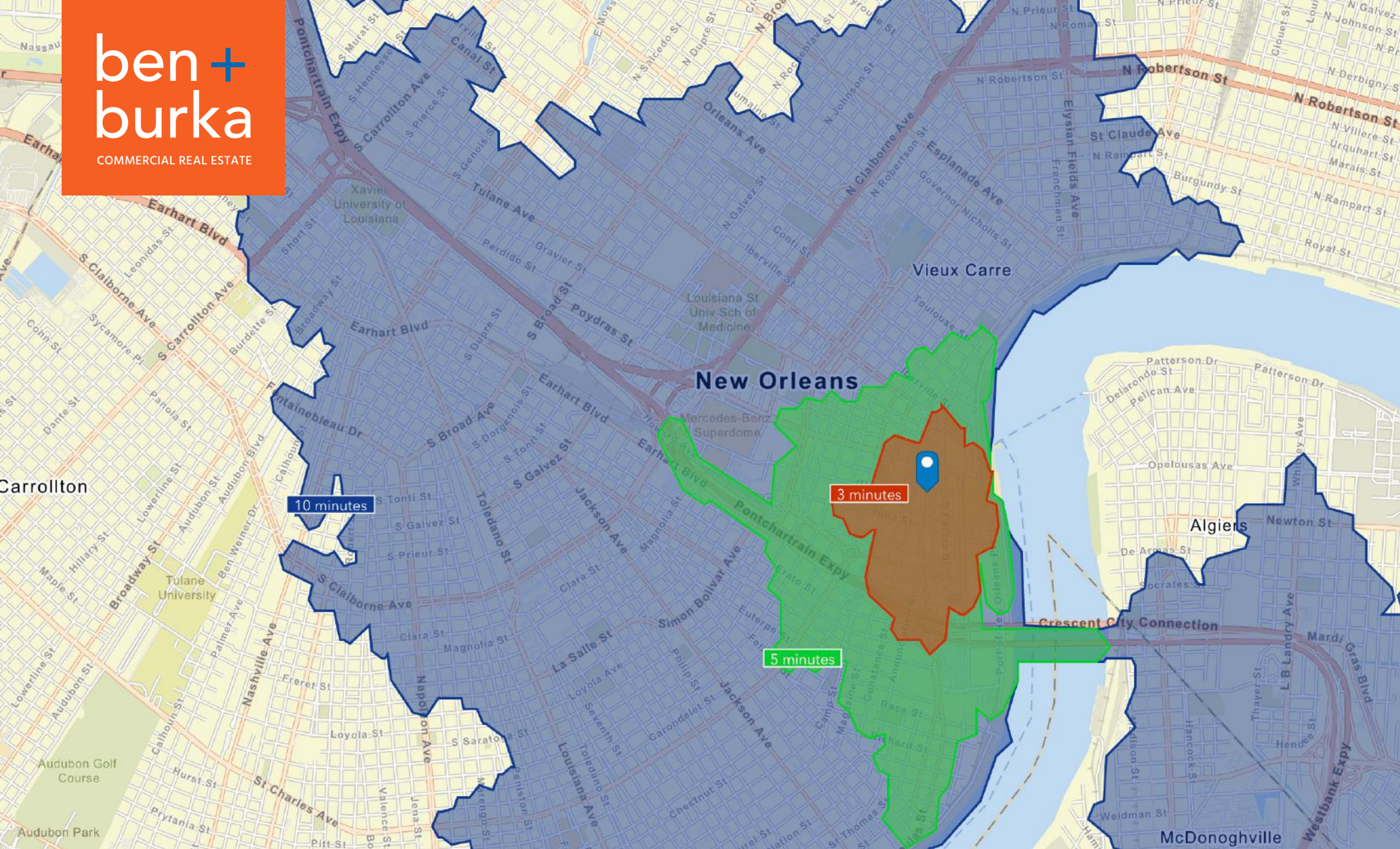




FLOOR PLAN

ben + burka
COMMERCIAL REAL ESTATE





DRIVE TIME MAP

📍 614 Tchoupitoulas Street, New Orleans, LA 70130

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

ben + burka

COMMERCIAL REAL ESTATE

AARON KAZANOFF
AGENT

1900 Cadiz Street, Suite A
New Orleans, LA 70115
504.301.1002
aaron@benburka.com

CASEY BURKA
AGENT

1900 Cadiz Street, Suite A
New Orleans, LA 70115
504.301.1002
casey@benburka.com

— LICENSED IN THE STATE OF LOUISIANA —

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.