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COMMERCIAL REAL ESTATE

+ 504.301.1002





## MIXED-USE RESIDENTIAL PORTFOLIO

1431 Baronne Street, et al, New Orleans, LA 70113





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### DESCRIPTION

Available as a portfolio sale, 1431 Baronne Street, et al, offers a total of fifteen fully leased residential units, two leased commercial units, and one currently vacant (shell condition) unit, all along the rapidly improving Baronne Street corridor. The site includes two of the corners at the signalized intersection of Baronne Street and MLK Blvd. Most tenants are on month-to-month leases, allowing for easy renovation and re-leasing.

**1432 Baronne Street** includes 10 residential units and a commercial unit leased to a dog groomer. **1431 Baronne Street** includes 4 residential units, a large commercial space on the ground floor leased to a corner store, and a currently vacant former commercial unit on the ground floor that is currently being used as storage. **1429 Baronne Street** is a 3-bedroom single-family house that is leased to a short-term rental operator with a commercial license in place.

The offering provides strong day-one returns along with a value add opportunity to increase rents by performing basic renovations and improvements. Full rent roll and additional photos/information are available upon request.

**PRICE:** \$3,900,000.00

**TOTAL BLDG SIZE:** 20,488

**ZONING:** MU-2

**TOTAL LAND SIZE:** 13,734

### DEMOGRAPHICS

DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	10,048	32,222	208,125
AVERAGE HH INCOME	\$70,861	\$84,230	\$87,031





1431 Baronne Street

1429 Baronne Street

MLK Blvd

Baronne Street



Browns Dairy  
Redevelopment

To Downtown

Browns Dairy  
Redevelopment

1432 Baronne Street



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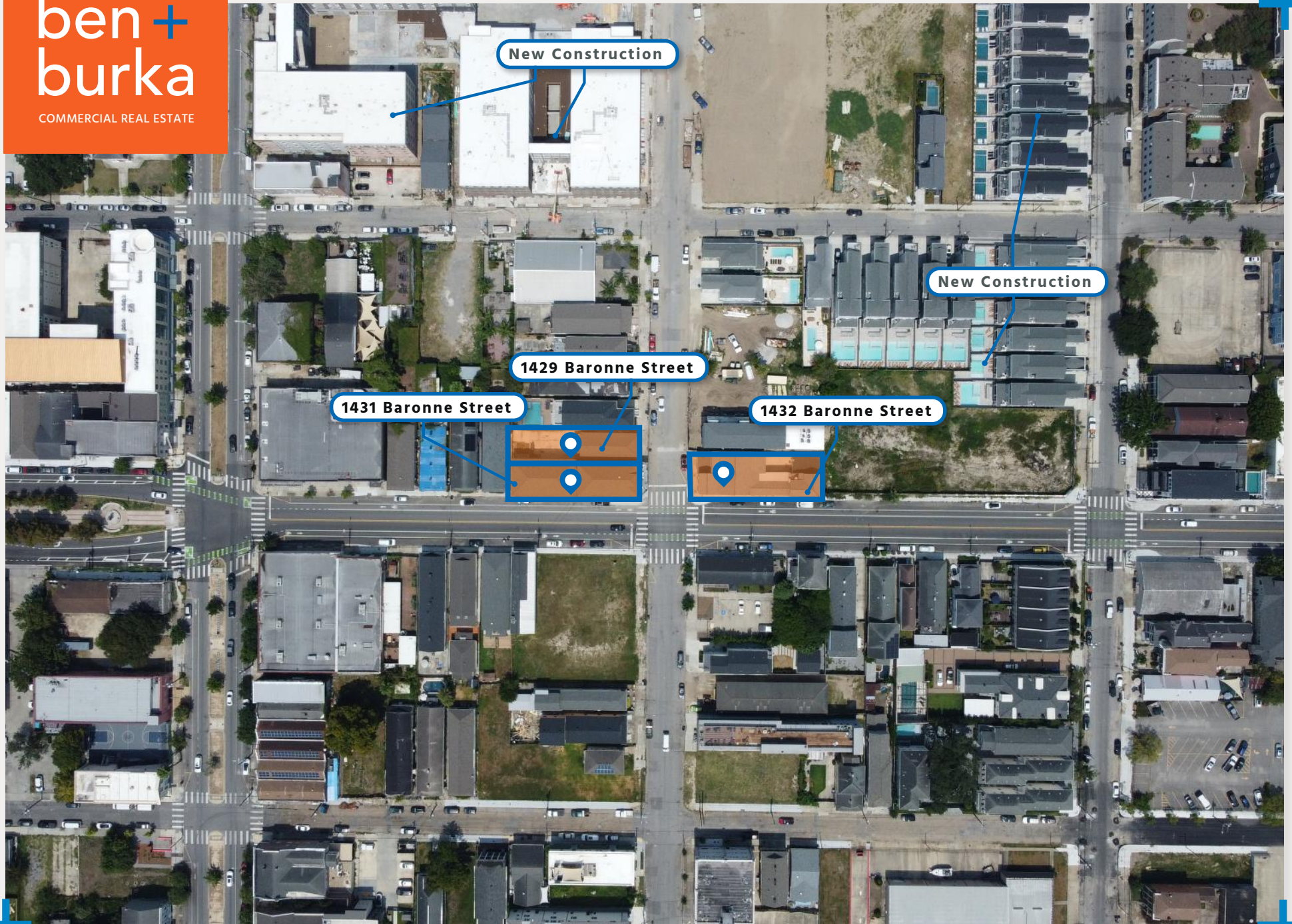


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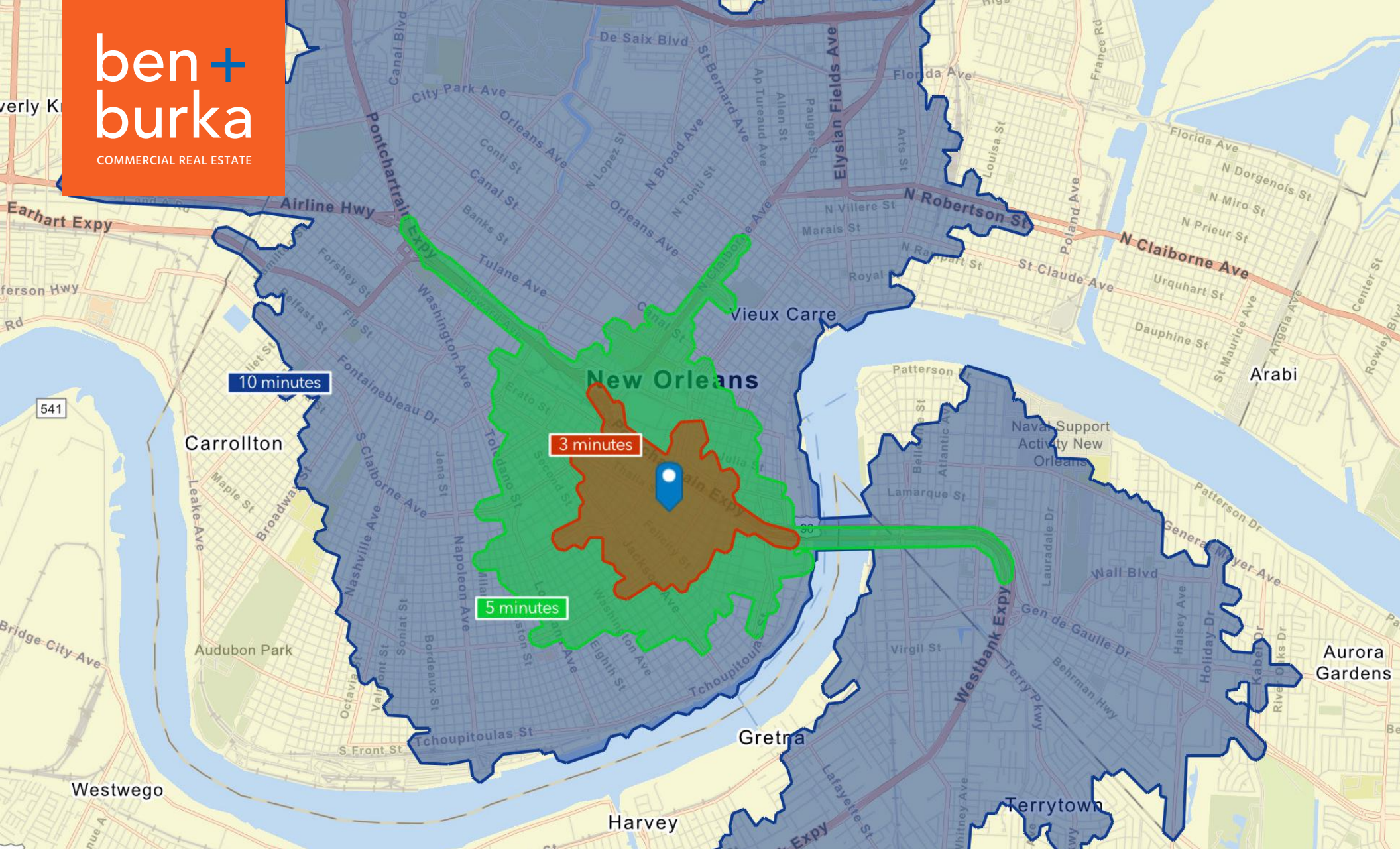
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## DRIVE TIME MAP

📍 1431 Baronne Street, et al, New Orleans, LA 70113



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

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**AGENT**

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