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COMMERCIAL REAL ESTATE

+ 504.301.1002



WAREHOUSE DISTRICT COMMERCIAL CONDO

745 Baronne Street, New Orleans, LA 70113



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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 was last 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 property is now in an REO position.

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: \$389,000.00

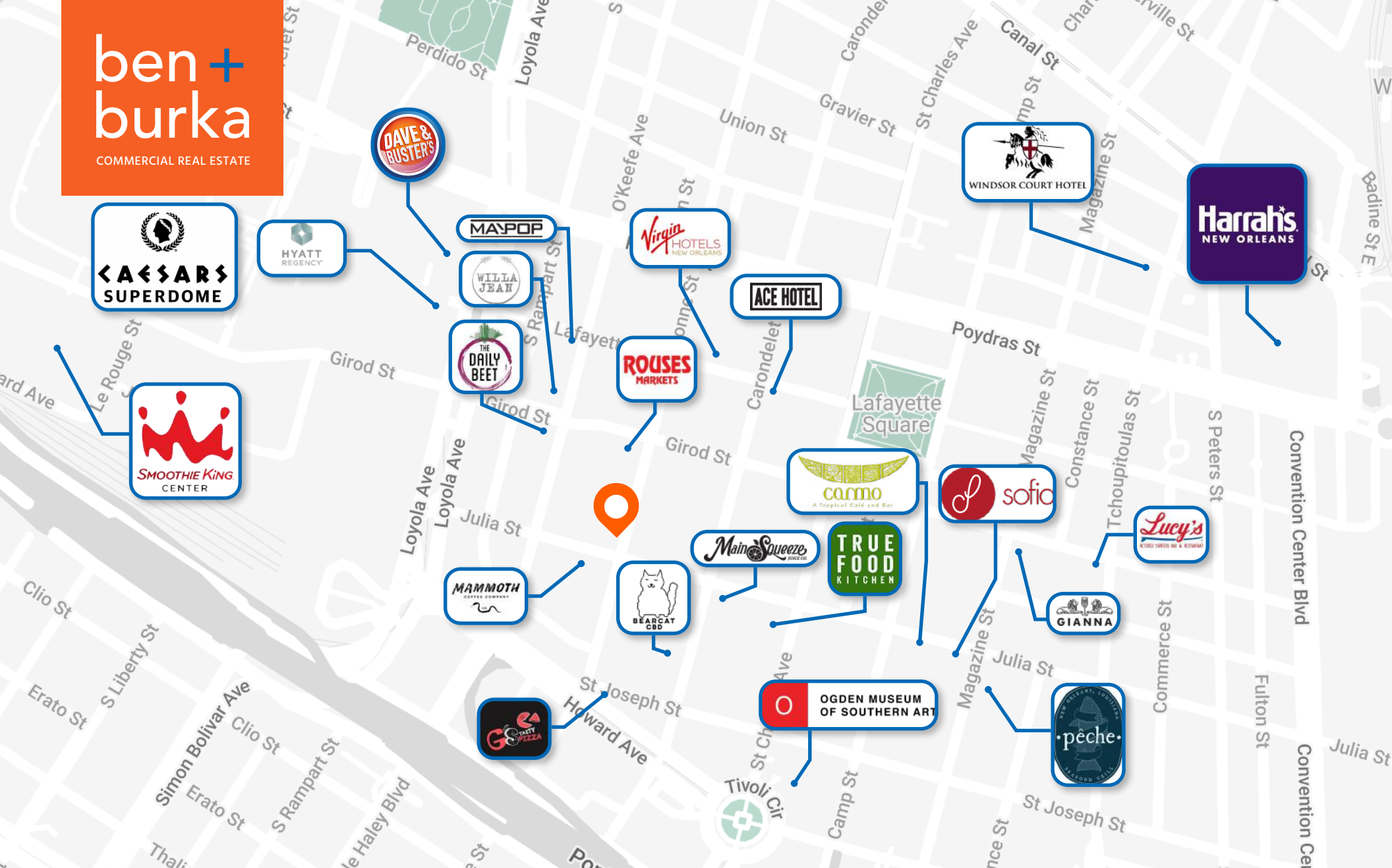
BLDG SIZE: 1,150

ZONING: CBD-5

PROP TYPE: Condo

DEMOGRAPHICS

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



RETAIL MAP



745 Baronne Street, New Orleans, LA 70113

Julia Street

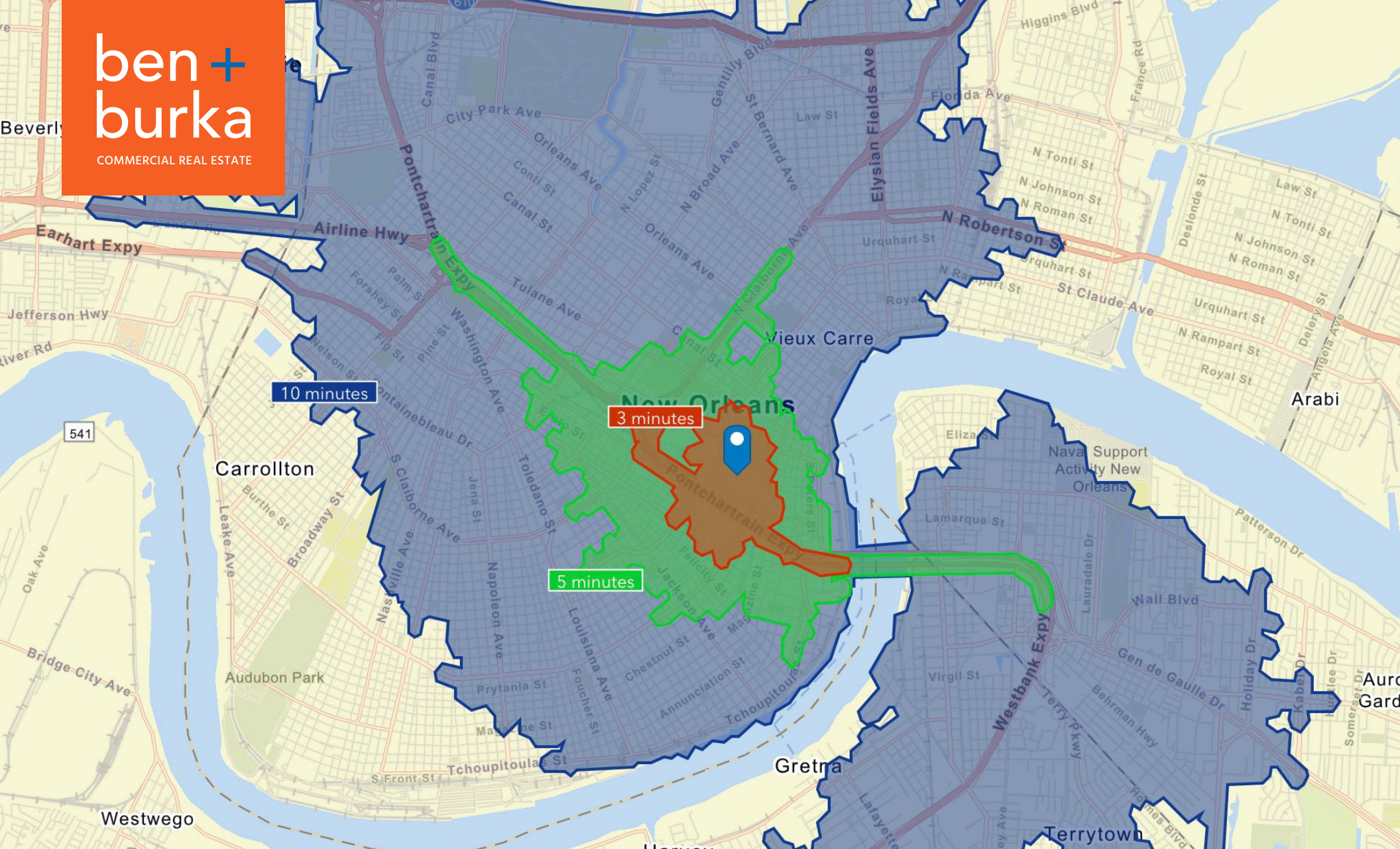
Baronne Street



AERIAL VIEW



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DRIVE TIME MAP



745 Baronne Street, New Orleans, LA 70113

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

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— LICENSED IN THE STATE OF LOUISIANA —

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