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## NEW ORLEANS BAR / HOSPITALITY FOR SALE

1502 Elysian Fields Avenue, New Orleans, LA 70117

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### DESCRIPTION

Originally built ca.1885 as a single-family home, this large Second Empire style Victorian mansion sat vacant for many years prior to being brought back to life. 1500-02 Elysian Fields boasts a beautifully renovated historic building, meticulously restored in 2020 with modern systems while preserving its timeless charm. The ground floor features a spacious bar and events area with abundant seating, frequently showcasing live, local music. At the Inn upstairs, a fully licensed 6-bedroom hotel offers luxurious accommodations with exquisite finishes.

This property offers a versatile opportunity, suitable for use as a large standalone nightly rental, thanks to its existing license. Alternatively, it can continue to operate as a bar/events space with a separate hotel above. Conveniently located less than a mile from the vibrant French Quarter, this property is easily accessible and rich in potential.

**LAND SIZE:** 5,565 sf

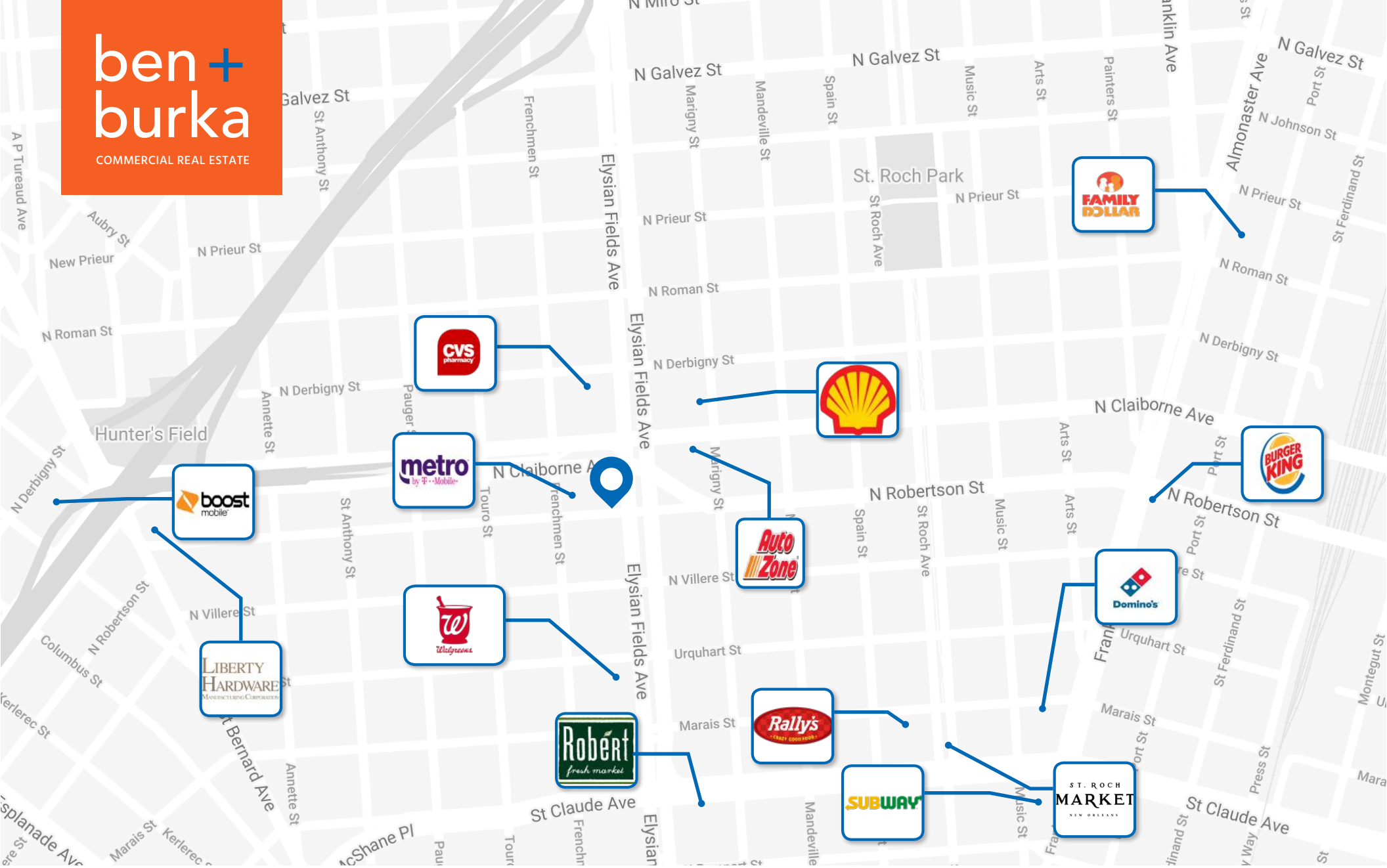
**BLDG SIZE:** 6,120 sf

**PRICE:** \$1,600,000

**ZONING:** HMC-2

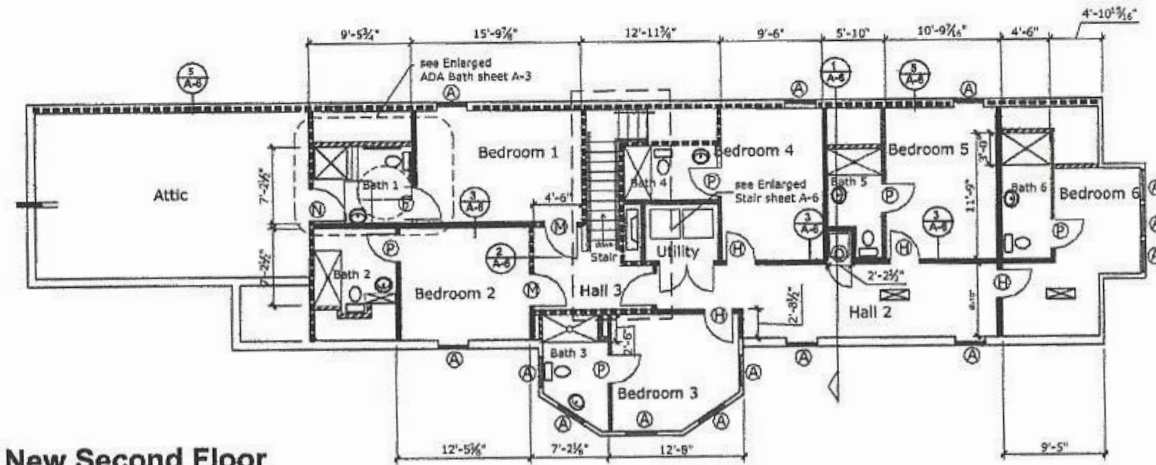
### DEMOGRAPHICS

DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	9,260	36,664	167,518
<b>AVERAGE HH INCOME</b>	\$61,347	\$62,245	\$69,189



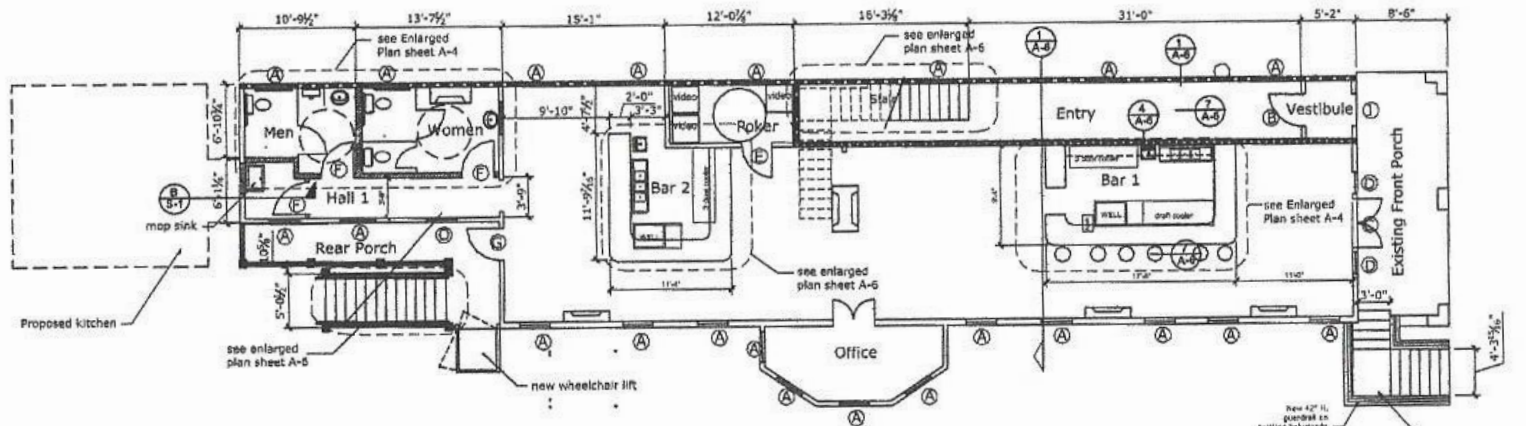
### POINTS OF INTEREST MAP

📍 1502 Elysian Fields Avenue, New Orleans, LA 70117



**New Second Floor**

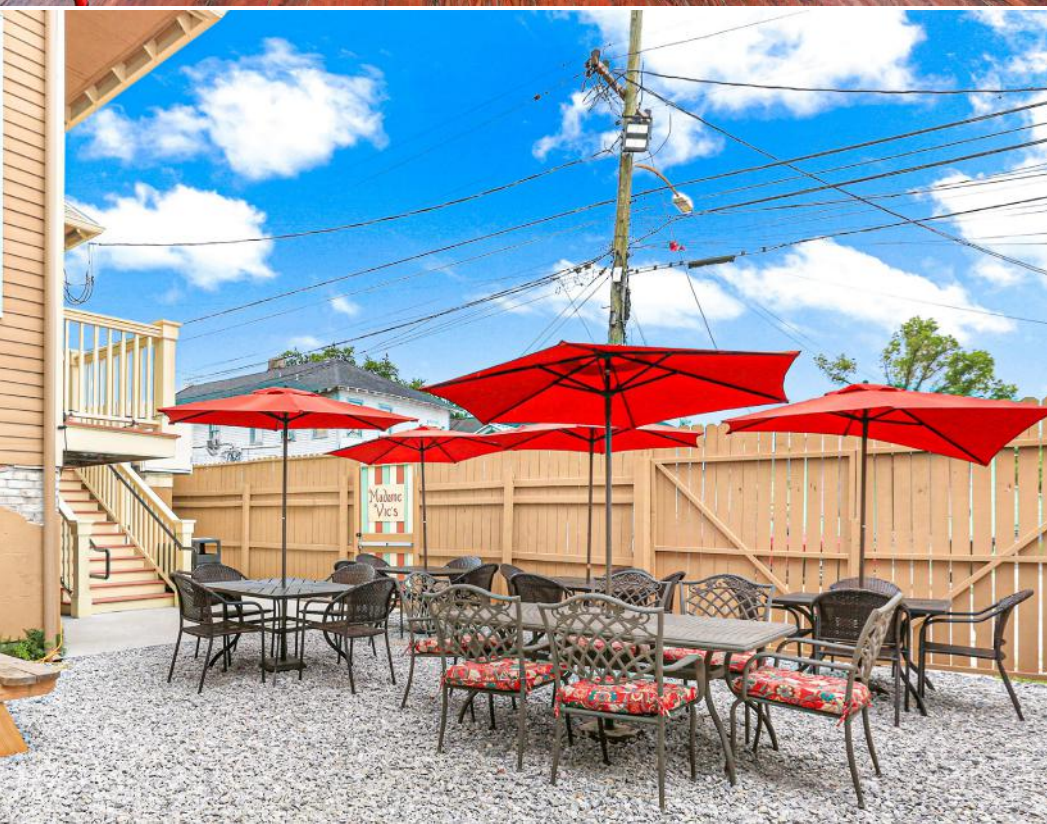
1/8" = 1'-0"

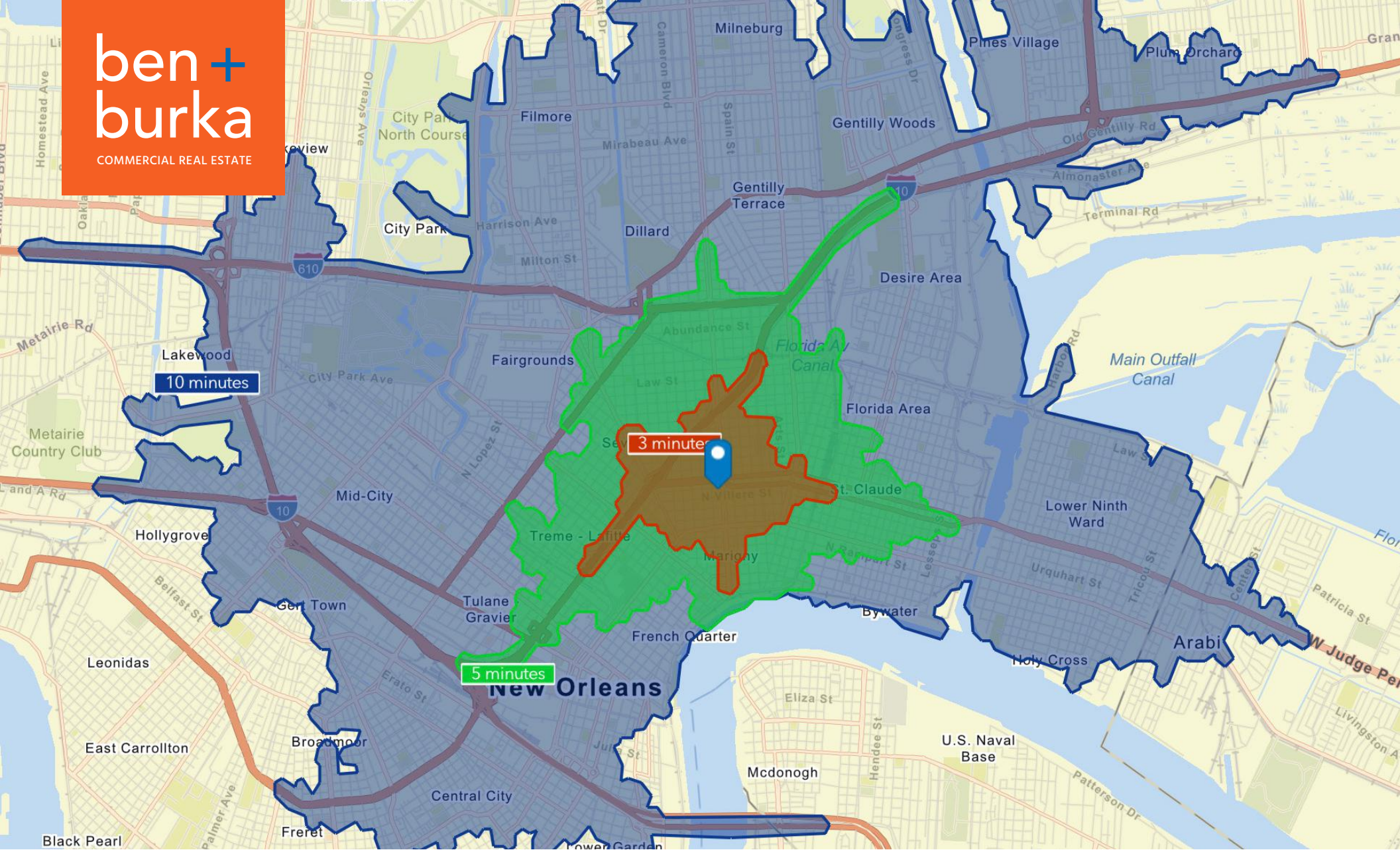


**New First Floor**

1/8" = 1'-0"

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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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