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COMMERCIAL REAL ESTATE

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STUDENT HOUSING OPPORTUNITY FOR SALE

2039 Calhoun Street, New Orleans, LA 70118



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DESCRIPTION

Ideally located at Freret and Calhoun Streets, just steps from Tulane and Loyola Universities, 2039 Calhoun offers a fully leased 12-bedroom, 5,700+ SF student housing investment property. The property features a standalone four-bedroom unit on the ground floor and an eight-bedroom unit on the second and third floors. Currently leased to one group, the units can also be rented separately by closing a door. Each unit includes a full kitchen and in-unit laundry.

With a commanding corner presence, direct sightlines to the universities, off street parking, and original historic details, the property has undergone extensive renovations, including a new roof, gutters, exterior paint, major siding and HVAC repairs, new flooring, updated bathrooms, new laundry units and many others.

Centrally located in Uptown, just minutes from the Freret and Maple Street commercial corridors, the property is in constant high demand and ensures strong, stable rental income. The upper unit is fully leased for 2025-2026, and ownership is finalizing a lease for the ground floor. 2039 Calhoun Street is a rare opportunity in an unbeatable university location.

TOTAL SIZE: 5,788 sf

SALE PRICE: \$1,350,000

LAND SIZE: 4,838 sf

TOTAL RENT: \$113,400/yr

DEMOGRAPHICS

2024 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
POPULATION	11,850	33,589	100,680
AVERAGE HH INCOME	\$168,518	\$155,364	\$111,894

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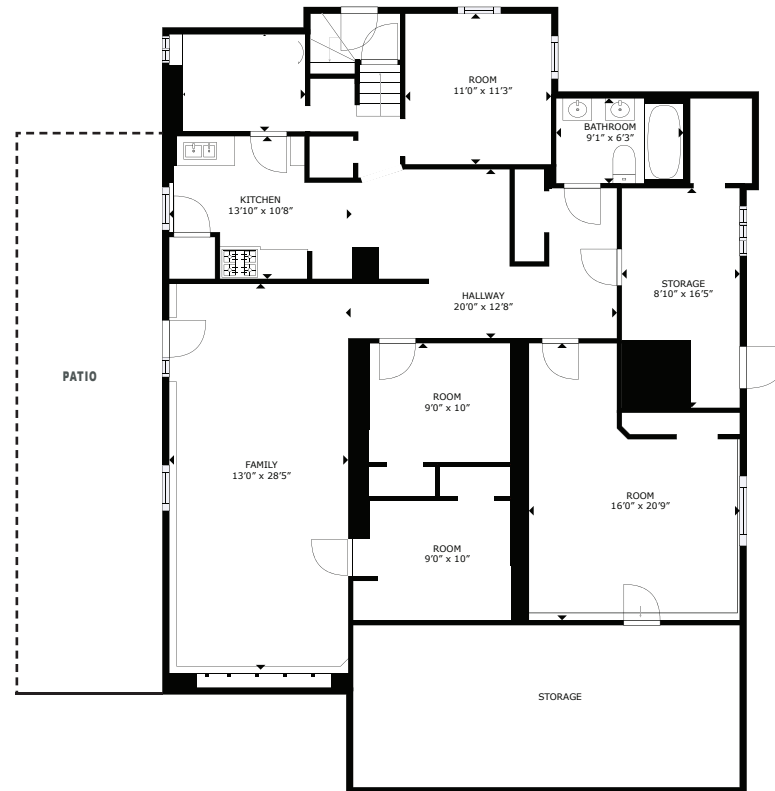
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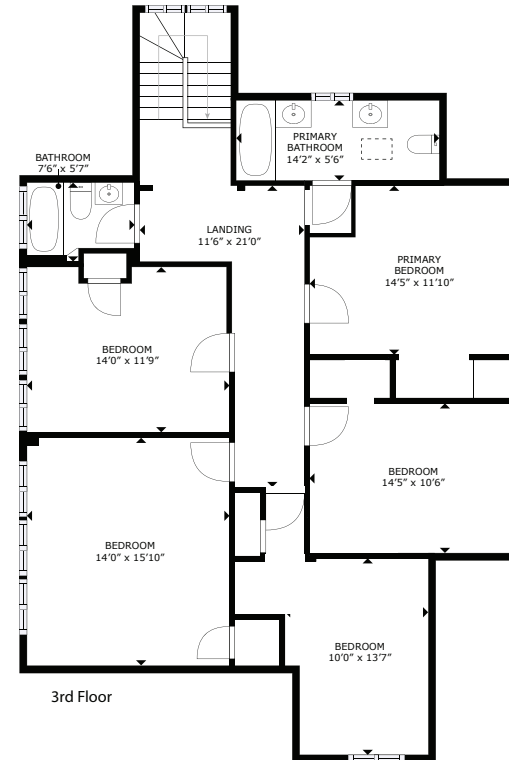
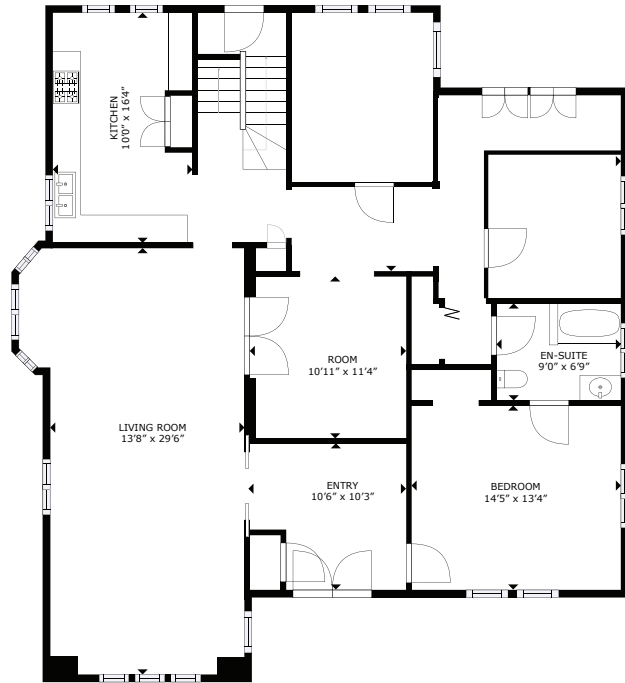
POINTS OF INTEREST MAP

📍 2039 Calhoun Street, New Orleans, LA 70118





GROUND FLOOR PLAN

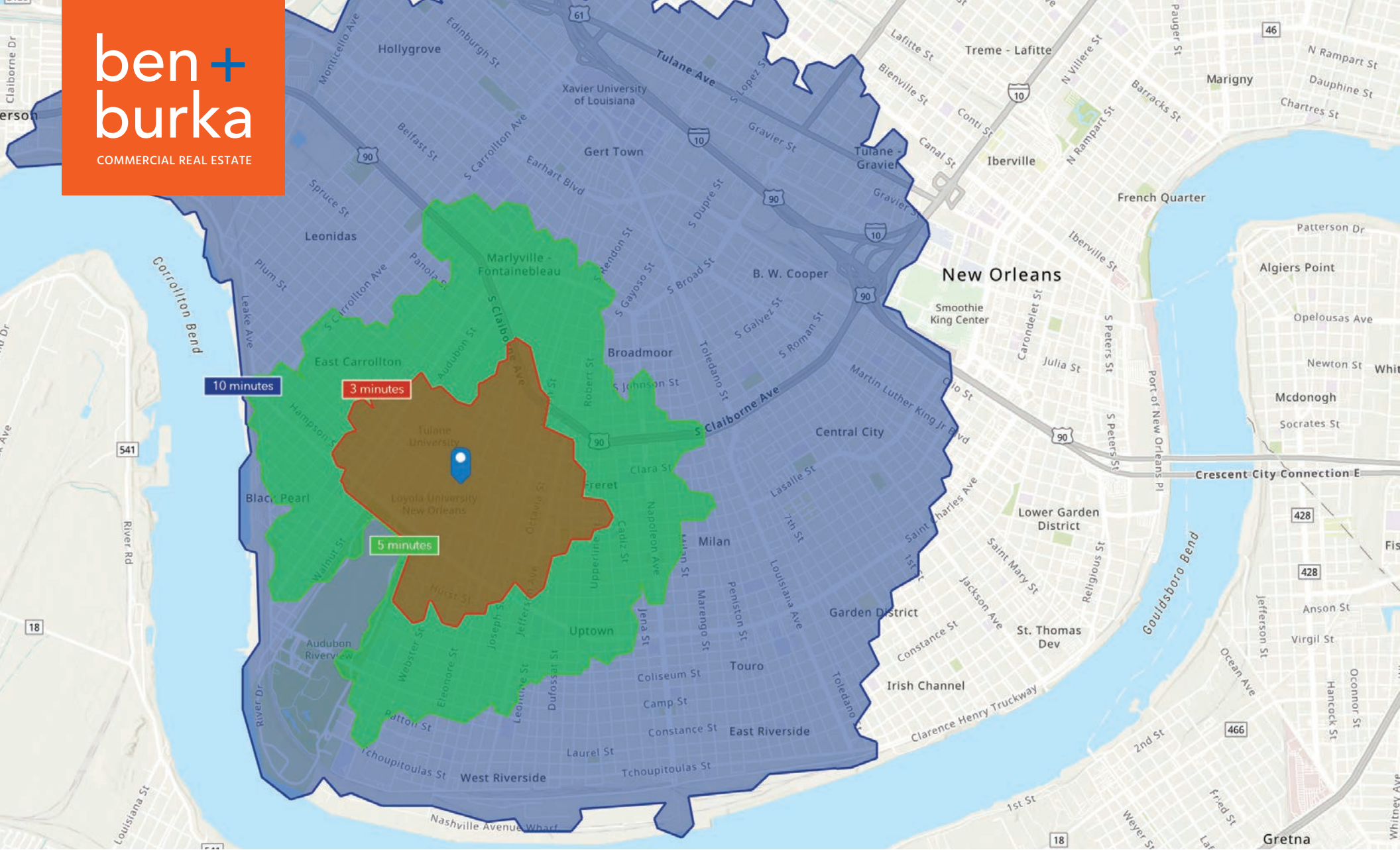


2nd & 3rd FLOOR PLANS



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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