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## LGD HOSPITALITY/MIXED USE

1572-78 Magazine Street, New Orleans, LA 70130



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### DESCRIPTION

Available for sale, 1572-78 Magazine Street presents a rare opportunity to acquire a fully licensed mixed-use short-term rental complex in the heart of the Lower Garden District. The property includes seven commercial STR licenses, a ground-floor commercial unit, large rear yard, and multiple individually metered, stand-alone STR units.

Meticulously restored in 2012 and originally constructed c. 1855, the property blends historic character with modern systems. Its layout and historic pedigree make it an ideal candidate for a historic tax credit redevelopment, including the potential to unify the units, incorporate a food & beverage concept in the commercial space, and enhance the rear yard with landscaping and shared amenities to further strengthen STR performance.

The property is situated in one of the city's most desirable STR corridors, minutes from Downtown and the French Quarter, while also anchored in the heart of the Lower Garden District at the gateway to Magazine Street's many shopping, dining, and entertainment offerings.

**BUILDING SIZE:** 6,169 SF

**SALE PRICE:** \$2,375,000 (\$384/SF)

**LAND SIZE:** 7,619 SF

**ZONING:** HU-B1

**PROFORMA NOI:** \$203,000

**PROFORMA CAP RATE:** 8.56+%

### DEMOGRAPHICS

#### 2026 DEMOGRAPHICS

3 minutes 5 minutes 10 minutes

**POPULATION**

7,984 18,356 91,597

**AVERAGE HH INCOME**

\$115,667 \$129,144 \$99,943

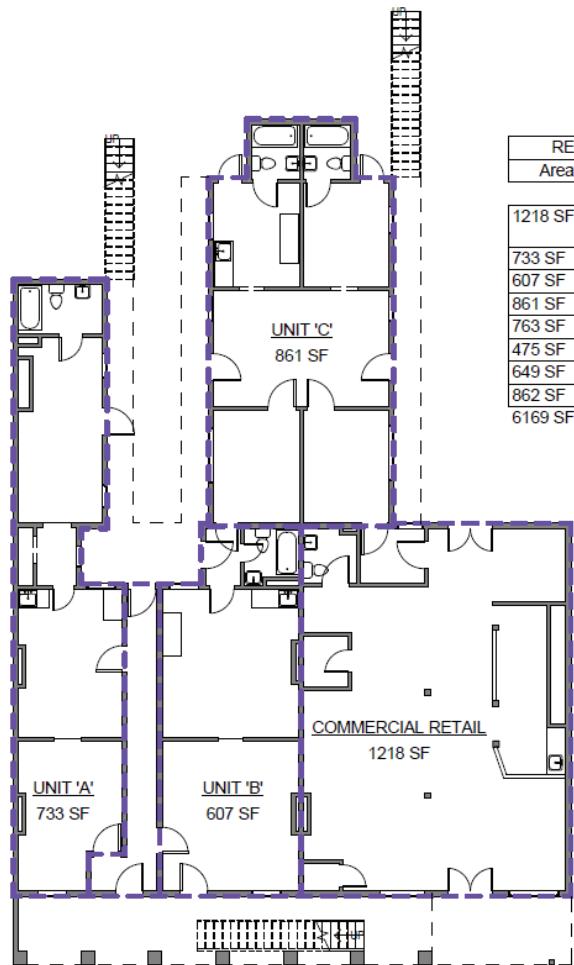
St. Charles Ave

Jackson

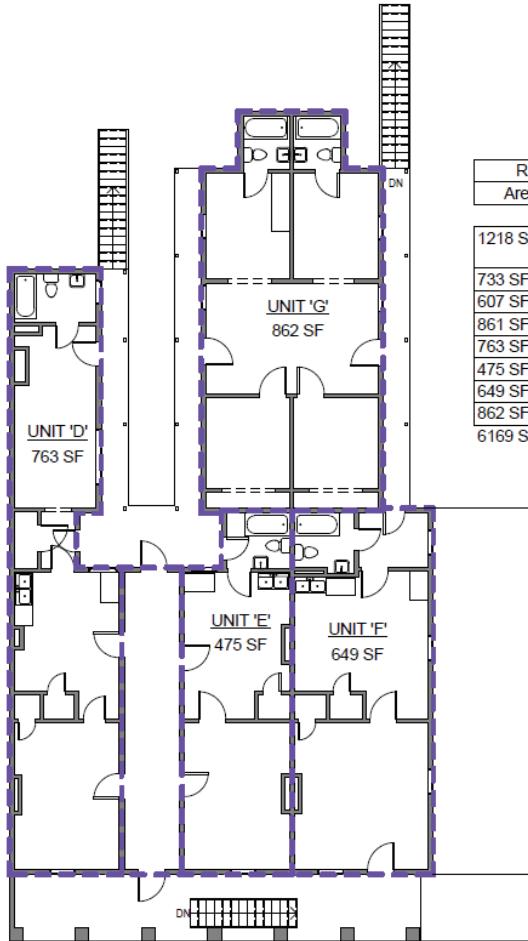


## AERIAL VIEW

1572-78 Magazine Street, New Orleans, LA 70130



MONTGOMERY  
BERMAN & CO. 1572-1578 MAGAZINE STREET  
RENTABLE AREA PLAN - FIRST FLOOR DATE: 04/15/13 A2



MONTGOMERY  
BERMAN & CO. 1572-1578 MAGAZINE STREET  
RENTABLE AREA PLAN - SECOND FLOOR DATE: 04/15/13 A3

AS BUILT FLOOR PLANS



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*Sophie Wright Place*

*Orange Street*

*Magazine Street*

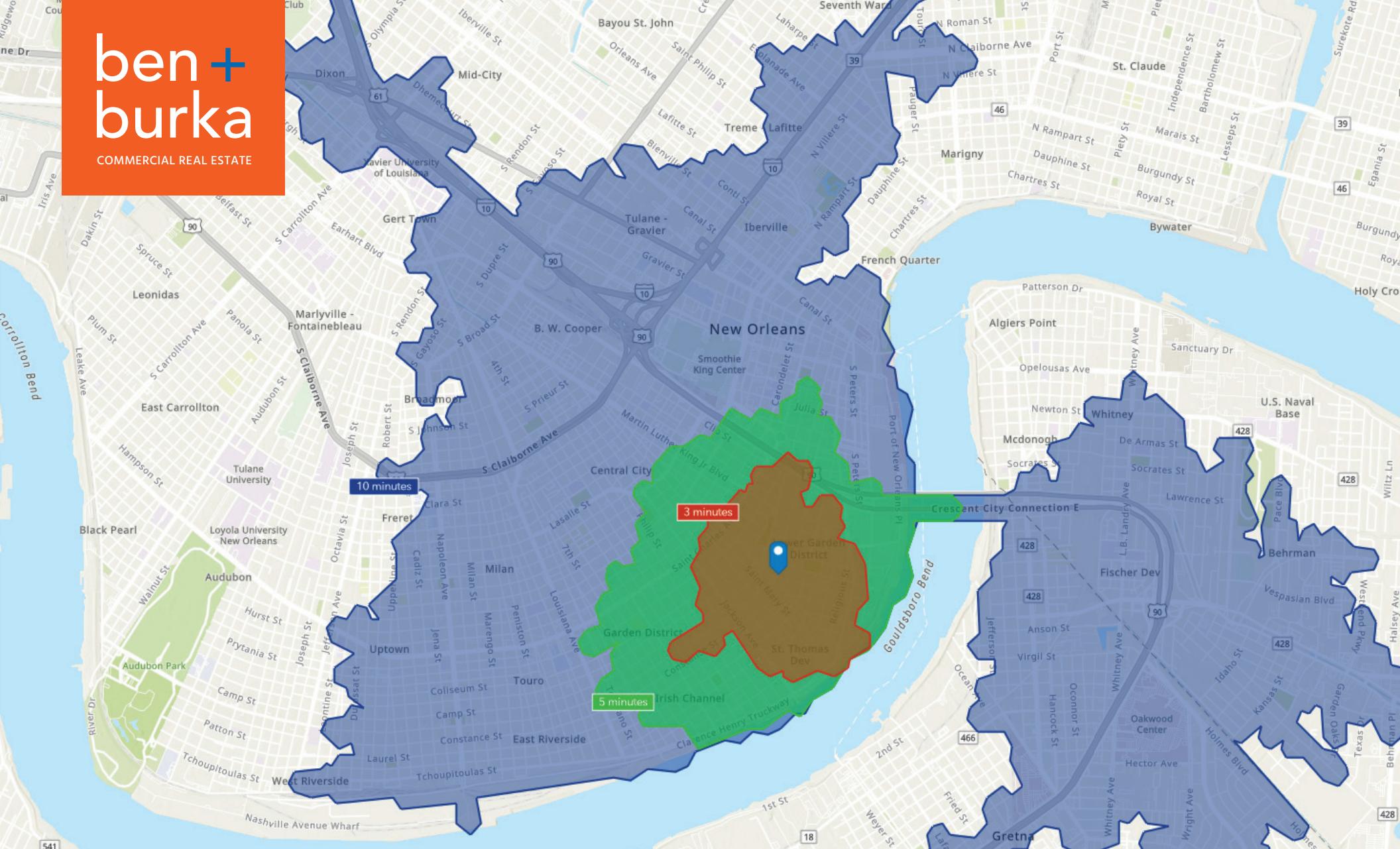
*Richard Street*

*Felicity Street*



## AERIAL VIEW

📍 1572-78 Magazine Street, New Orleans, LA 70130



## DRIVE TIME MAP

1572-78 Magazine Street, New Orleans, LA 70130

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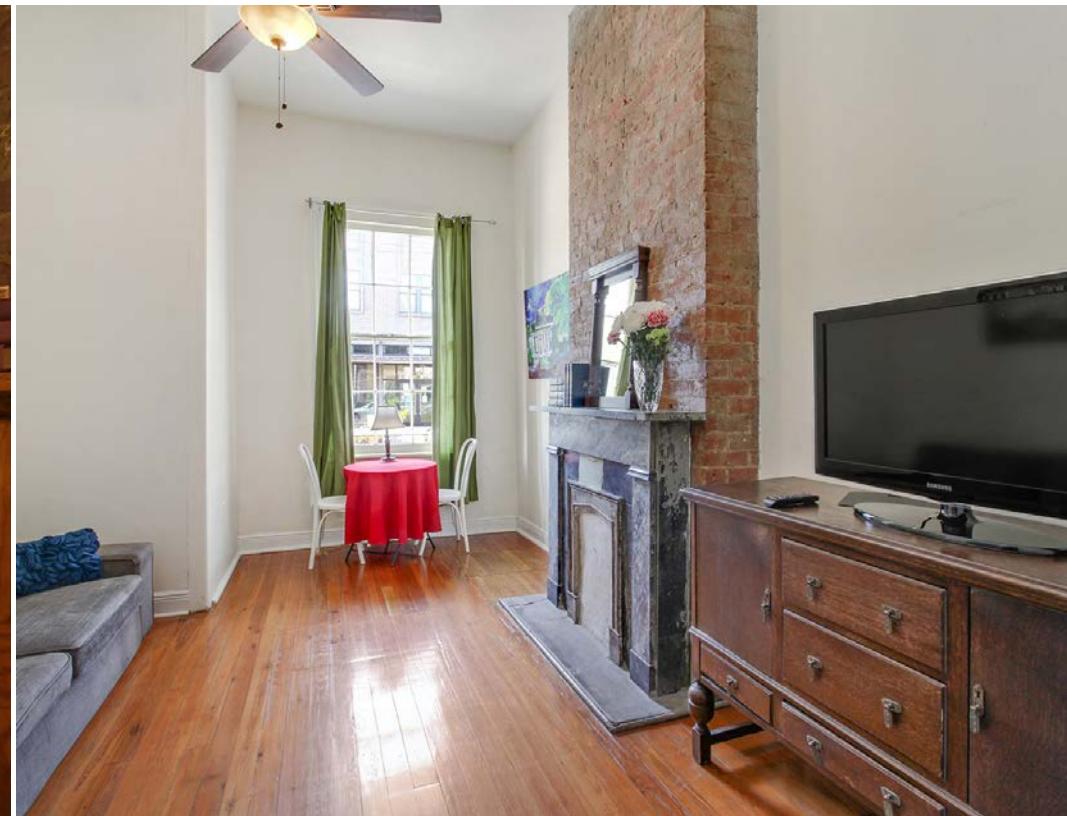
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The background of the entire page is a black and white aerial photograph of the New Orleans cityscape, showing a dense grid of buildings and waterways. A solid orange rectangular overlay covers the upper half of the page, from the top edge down to the midsection.

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

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**AARON KAZANOFF**

**AGENT**

25 Walnut Street  
New Orleans, LA 70118  
504.301.1002  
[aaron@benburka.com](mailto:aaron@benburka.com)

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