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COMMERCIAL REAL ESTATE

+ 504.301.1002



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

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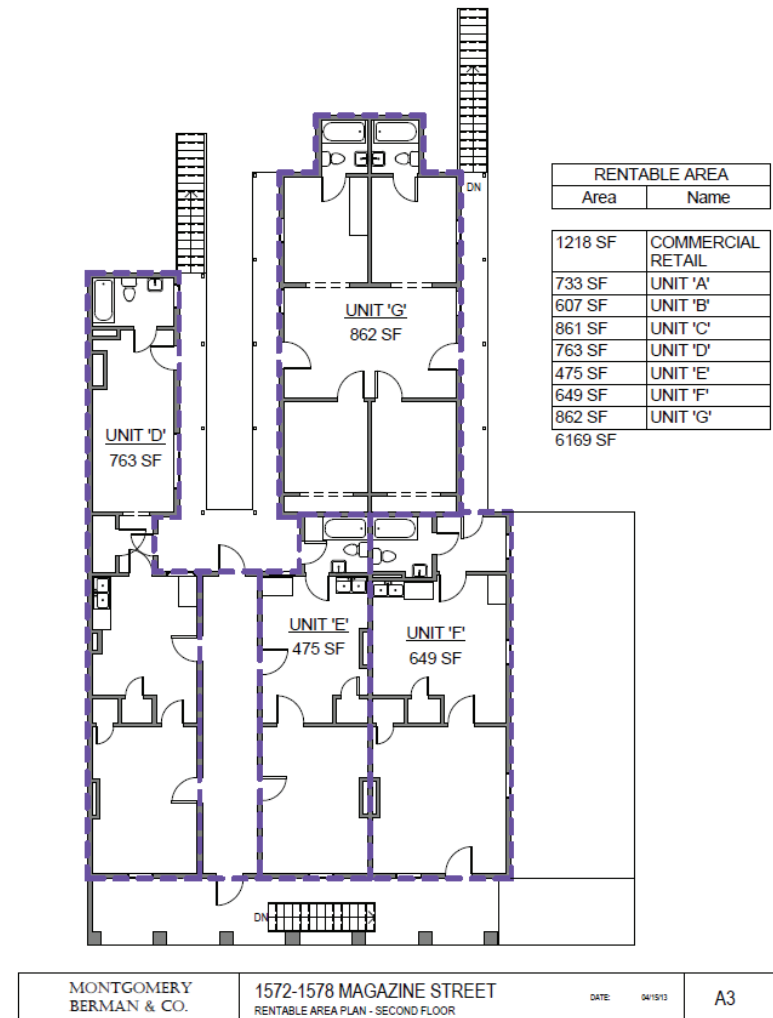
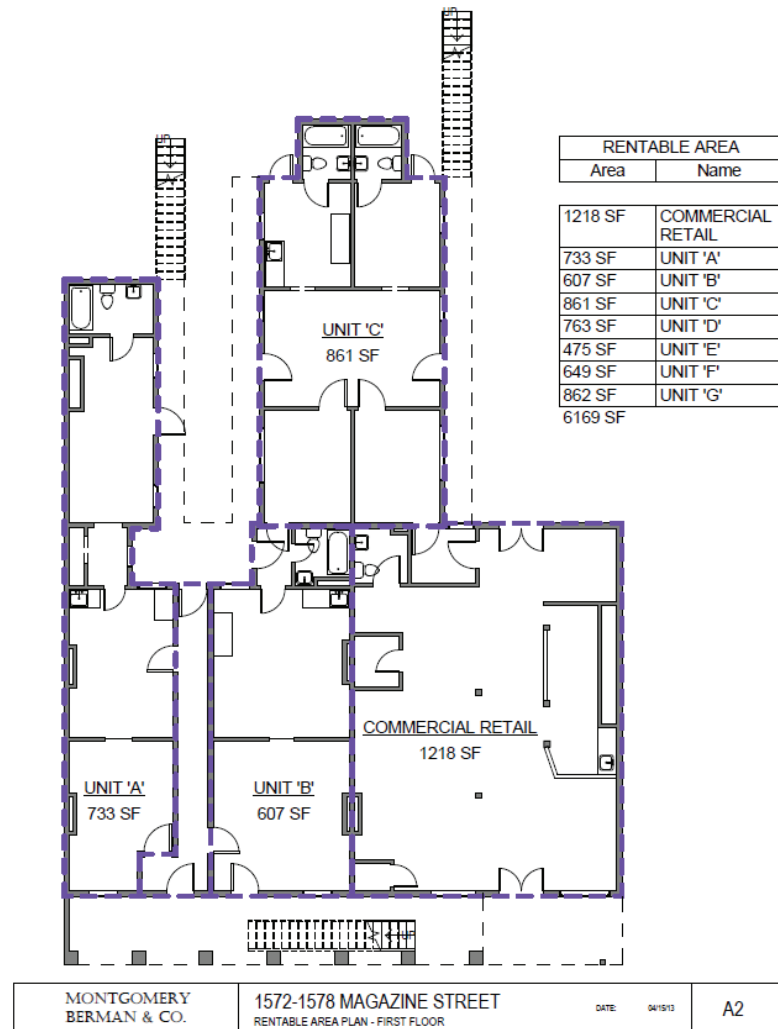
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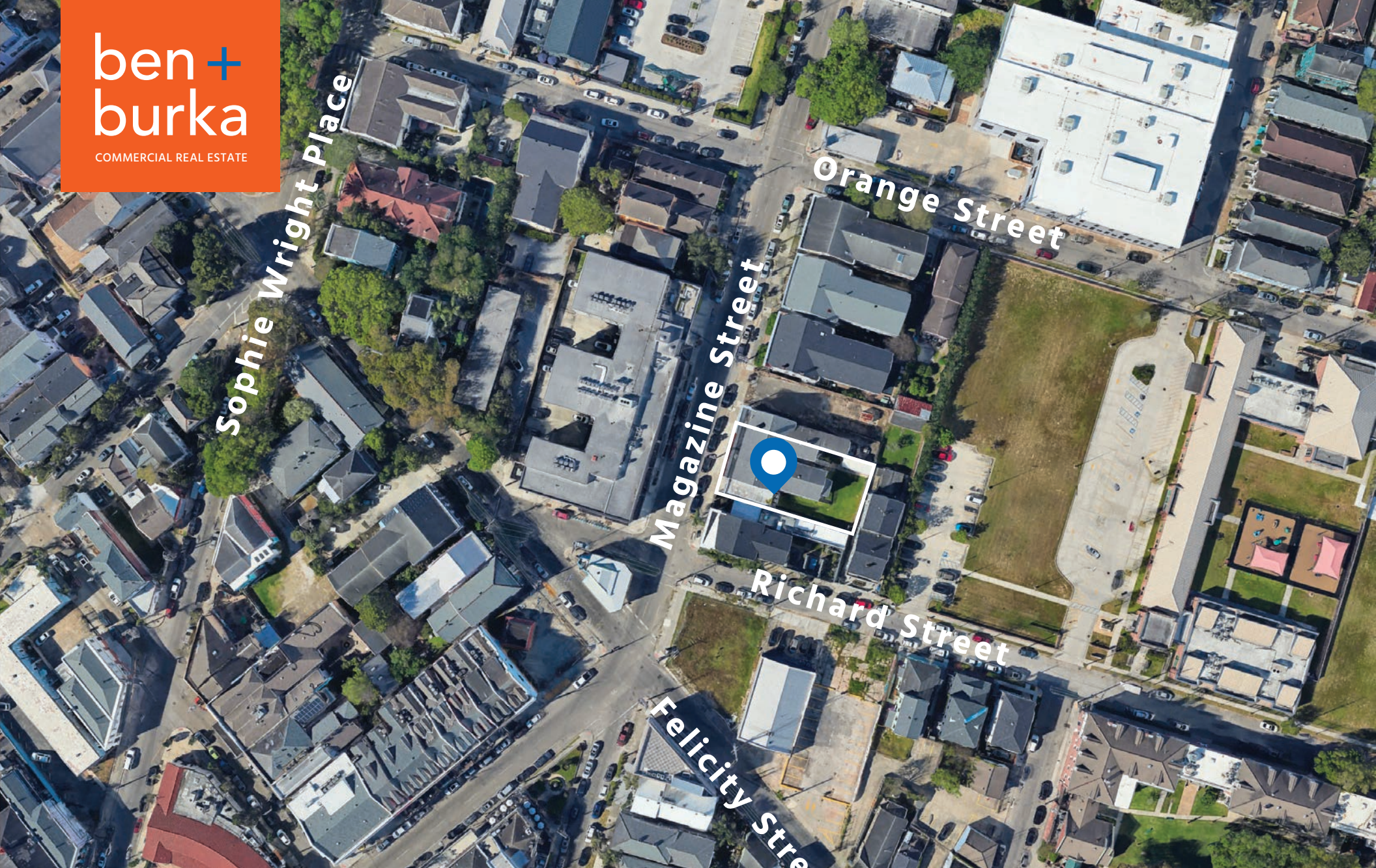


AERIAL VIEW



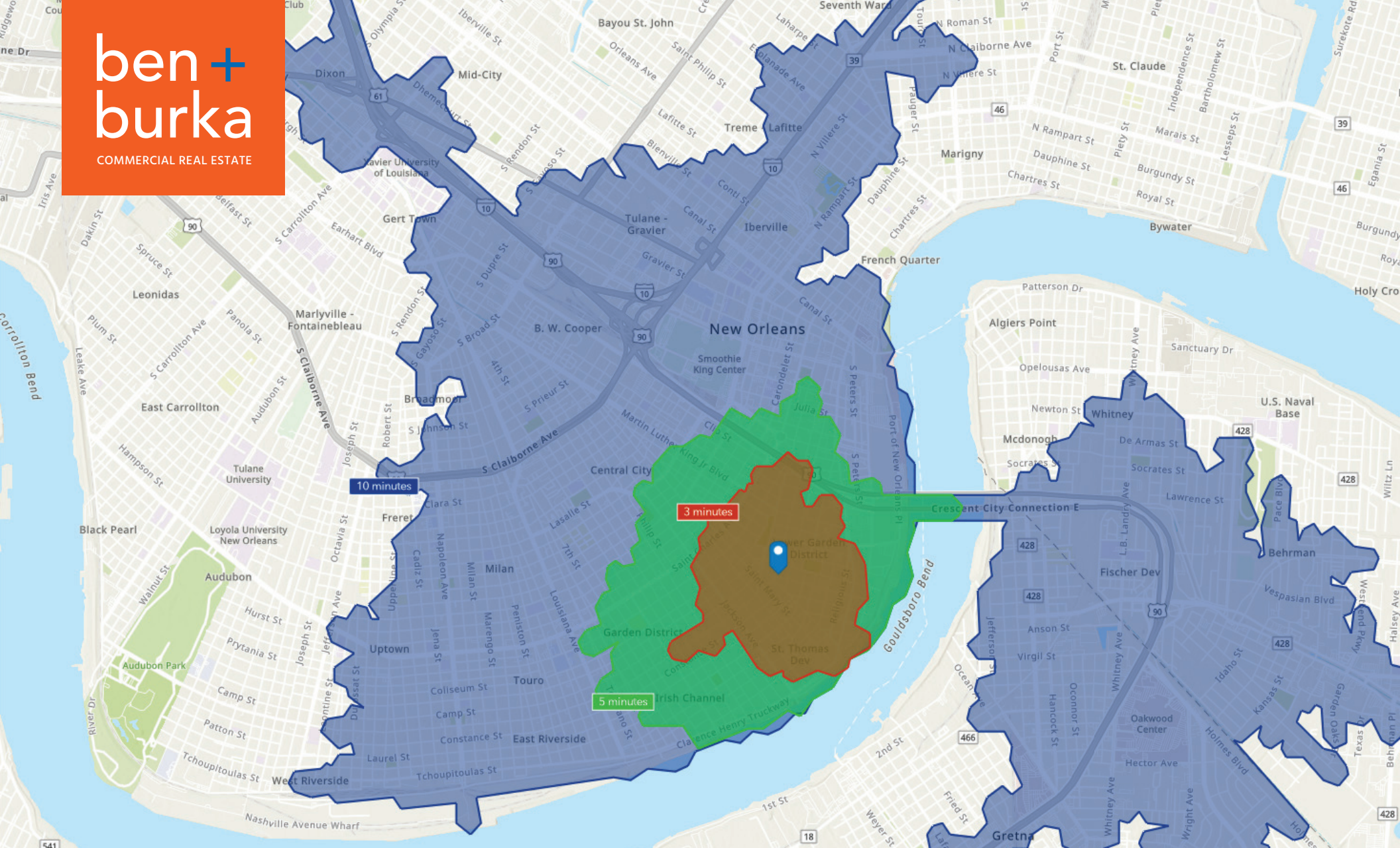
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AERIAL VIEW

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



DRIVE TIME MAP

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

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

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