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FRENCH QUARTER RETAIL

1041 Bourbon Street, New Orleans, LA 70116



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DESCRIPTION

1041 Bourbon Street presents a rare opportunity to acquire ±2,059 SF of prime corner retail space on world-famous Bourbon Street in the French Quarter. The property is currently operated as a retail store and features exceptionally high ceilings, expansive storefront windows, a prominent corner entrance, a rear storage area with a secondary side entrance, and rich architectural details that create an authentic French Quarter atmosphere. The site will be delivered vacant at the act of sale.

Positioned at the hard corner of Bourbon Street and Ursuline Avenue, the property sits steps from the unmatched nightlife, dining, and entertainment that define the area, as well as Royal Street's renowned art galleries, Jackson Square, Armstrong Park, and numerous hotels, restaurants, and cultural landmarks.

The property benefits from a legal non-conforming retail use, making it ideally suited for continued retail, gallery, or specialty service users seeking a high-visibility presence in one of the most heavily trafficked corridors in New Orleans, while also offering potential for conversion to a single-family residential use.

BUILDING SIZE: 2,059 SF

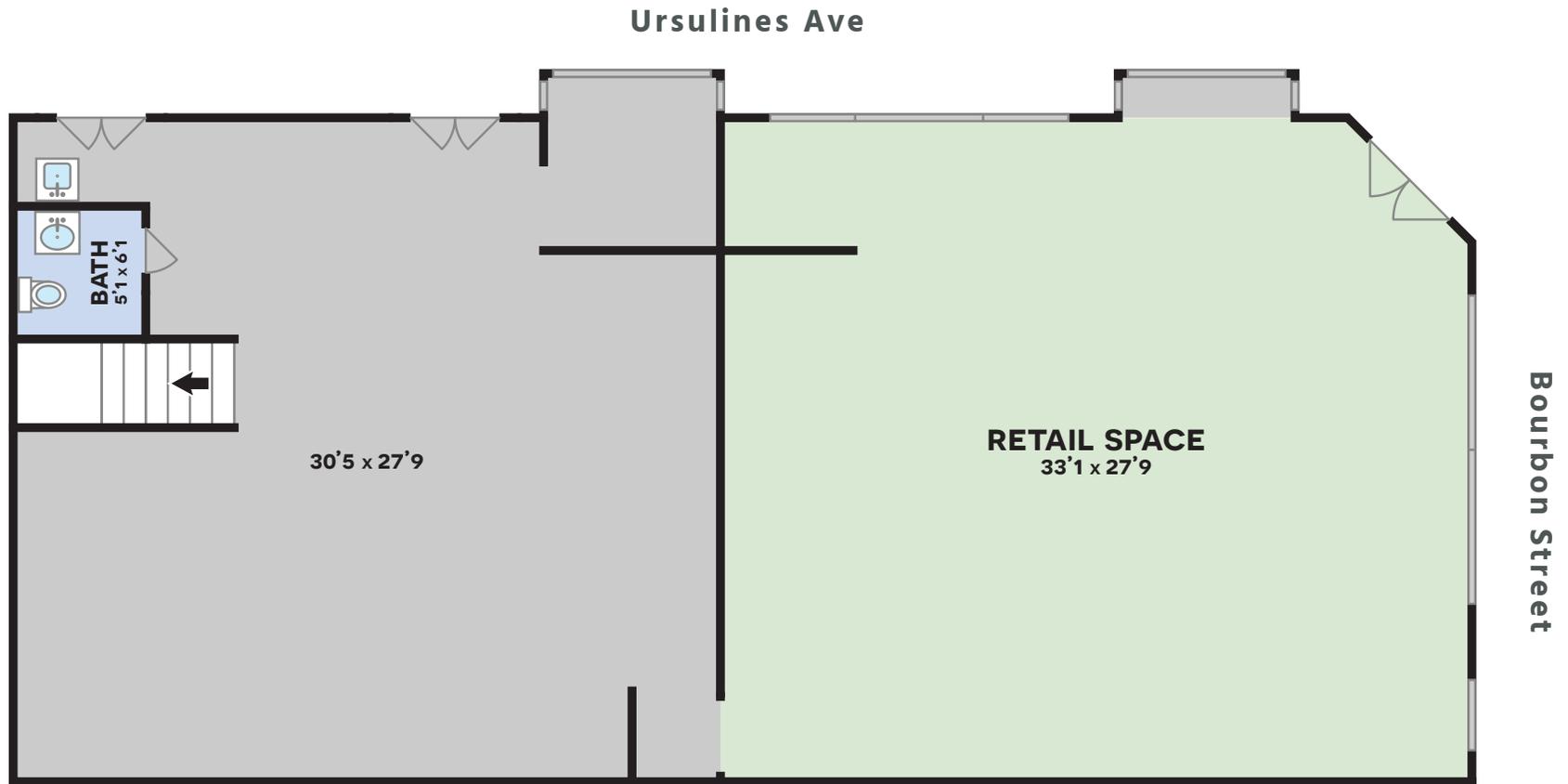
SALE PRICE: \$1,100,000

LAND SIZE: 1,980 SF

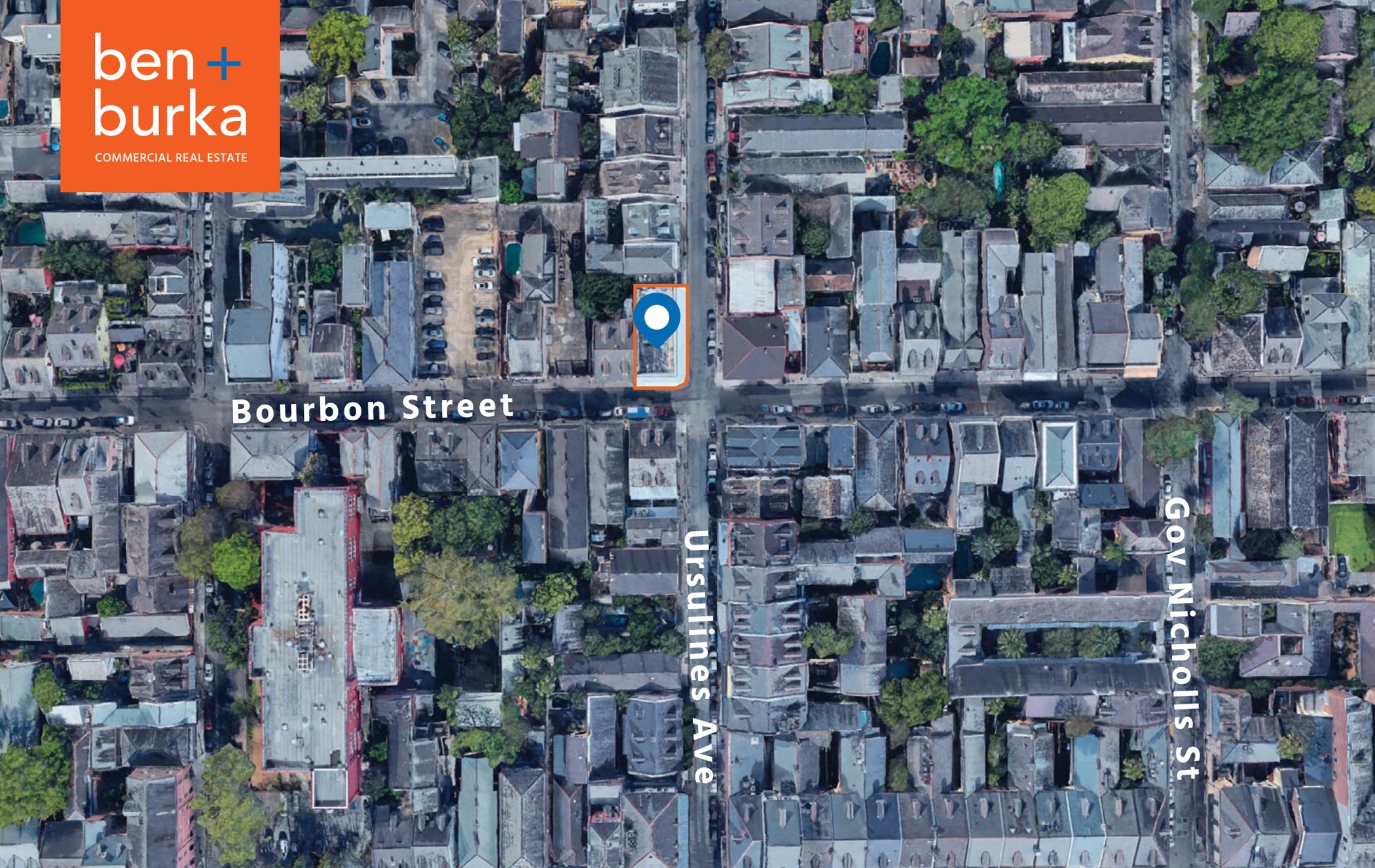
ZONING: VCR-1 (Inquire)

DEMOGRAPHICS

2026 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
POPULATION	5,195	15,810	106,379
AVERAGE HH INCOME	\$119,051	\$94,005	\$79,721



ESTIMATE ONLY



Bourbon Street

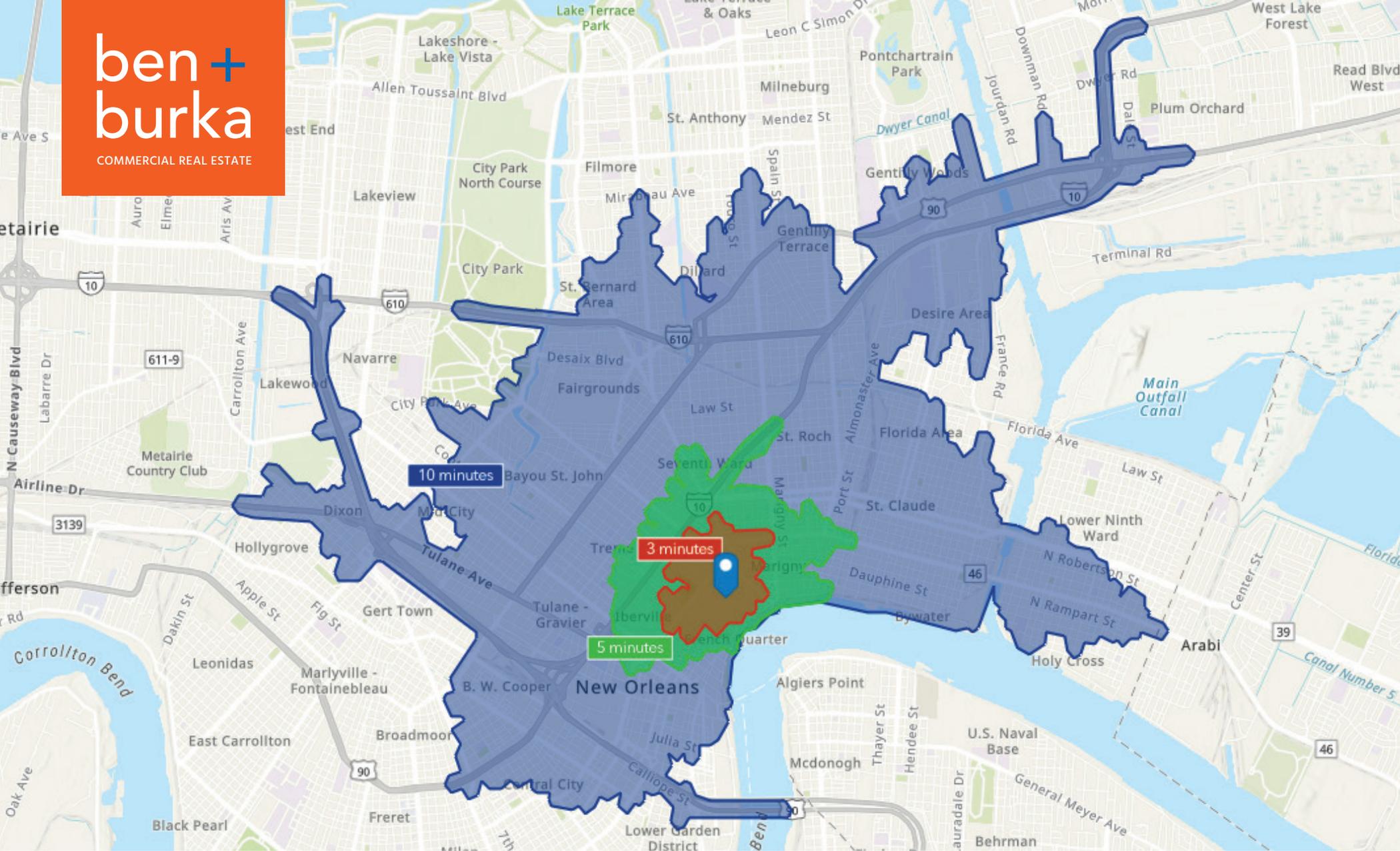
Ursulines Ave

Gov Nicholls St

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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— LICENSED IN THE STATE OF LOUISIANA —

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