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COMMERCIAL REAL ESTATE

+ 504.301.1002



WAREHOUSE DISTRICT RESTAURANT WITH BAR AVAILABLE

735 St. Joseph Street, New Orleans, LA 70130



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DESCRIPTION

Located in the vibrant Warehouse District of New Orleans, 735 St. Joseph Street offers a turn-key restaurant and bar space filled with character and charm. The property includes a fully equipped kitchen, a spacious bar area, and an inviting outdoor courtyard. Upstairs features a versatile game, dining, or lounge area with a satellite bar, storage, and back of house. With its abundant New Orleans charm, this property is an incredible opportunity for an operator to step in and create something special.

This prime location is nestled between the Lower Garden District, the CBD, and the French Quarter, offering easy access to some of the city's most popular destinations. The property benefits from high foot traffic and proximity to Herbsaint, Nochi, the Contemporary Arts Center (CAC), Ogden Museum, Keife & Co., and the National WWII Museum. Zoned CBD-5, the property is well-suited for a variety of uses, including a restaurant with a bar, retail, or office space.

BLDG SIZE: 2,812 sf

SALE PRICE: \$900,000.00

ZONING: CBD-5

LEASE PRICE: \$5,500/mo + NNN

DEMOGRAPHICS

2024 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
POPULATION	5,151	18,262	176,991
AVERAGE HH INCOME	\$125,850	\$101,371	\$91,141





POINTS OF INTEREST MAP

 735 St. Joseph Street, New Orleans, LA 70130



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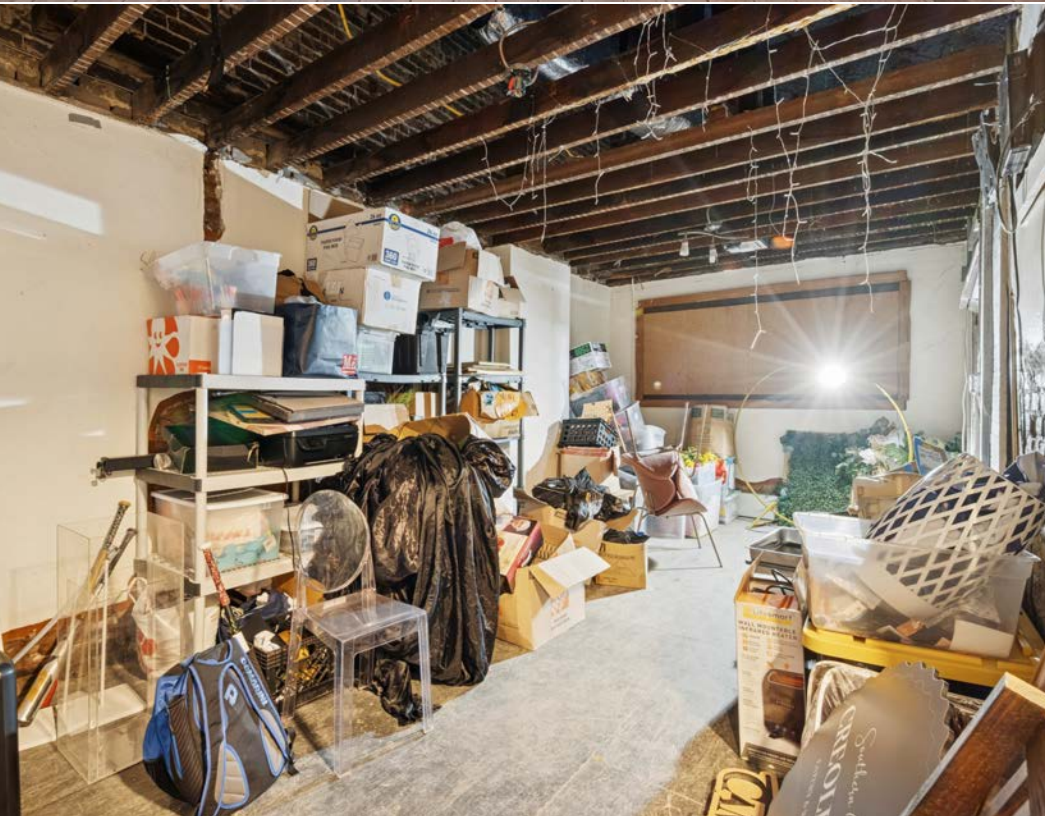
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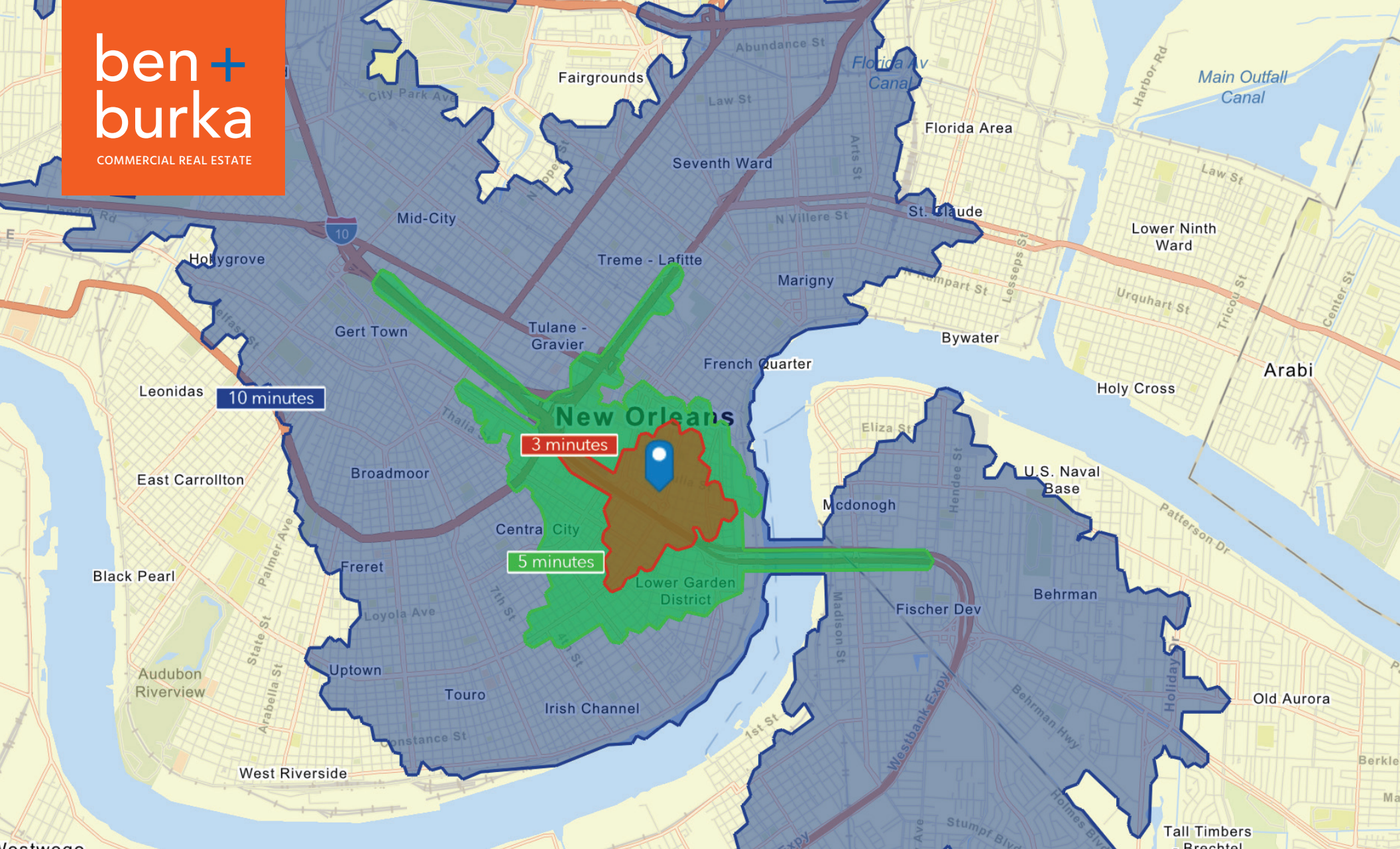


POINTS OF INTEREST MAP

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DRIVE TIME MAP

 735 St. Joseph Street, New Orleans, LA 70130

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

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AARON KAZANOFF

OWNER/AGENT

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New Orleans, LA 70118

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— LICENSED IN THE STATE OF LOUISIANA —

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