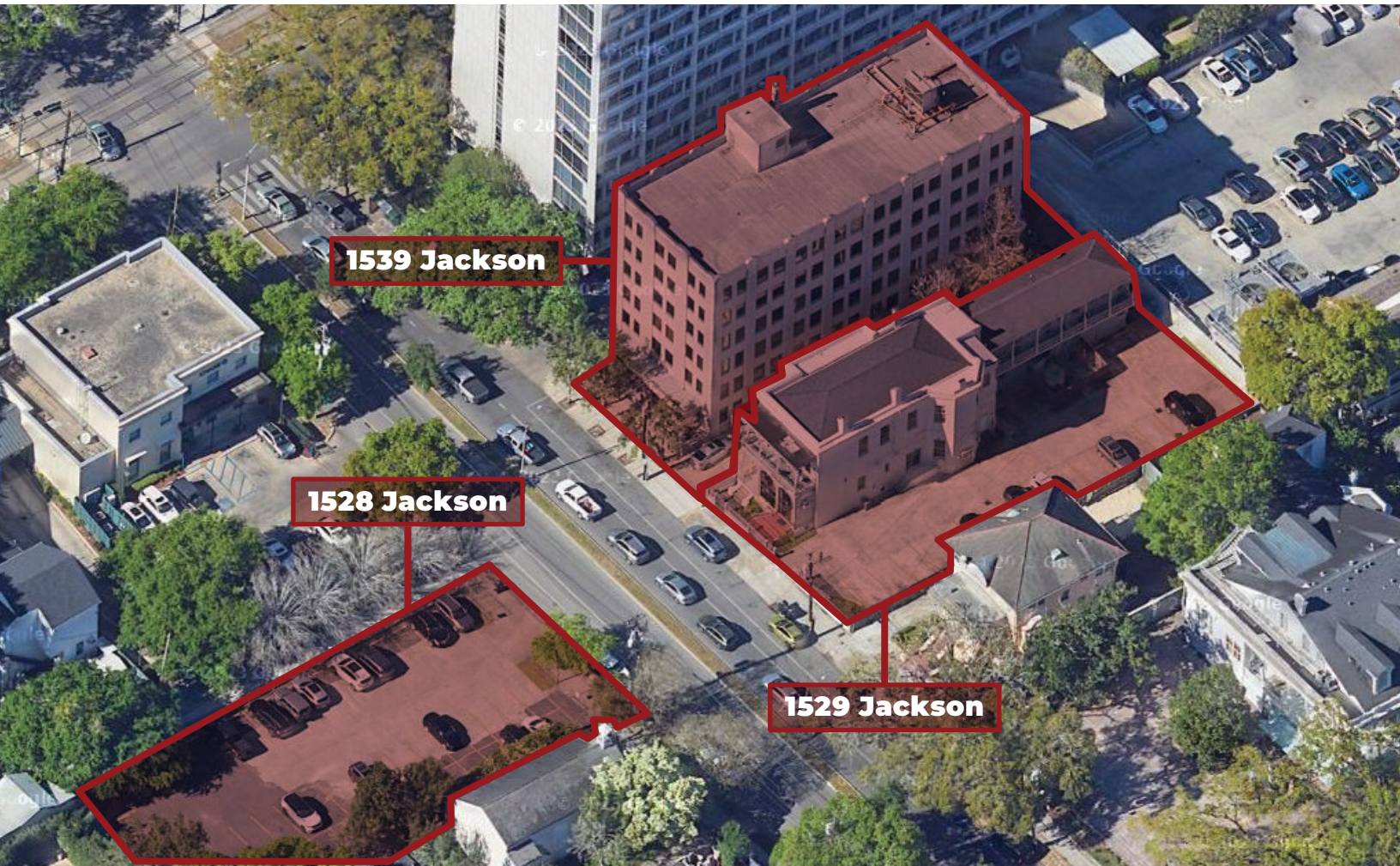


Garden District Portfolio Available for Sale

1528, 1529, & 1539 Jackson Ave New Orleans, LA



Property Overview



Redevelopment Opportunity for Medical, Boutique Hotel, Residential, or Coworking



MU-1 Zoning (Medium Intensity Mixed-Use District)



Prime Garden District Location at St. Charles & Jackson Avenue



AVAILABLE

- **1539:** 34,962 SF Six Story Office Bldg
- **1529:** 10,539 SF Retail/Office Bldg w/ MF
- **1528:** 0.28 AC Parking Lot w/ 50 Spaces



ASKING PRICE
Make Offer



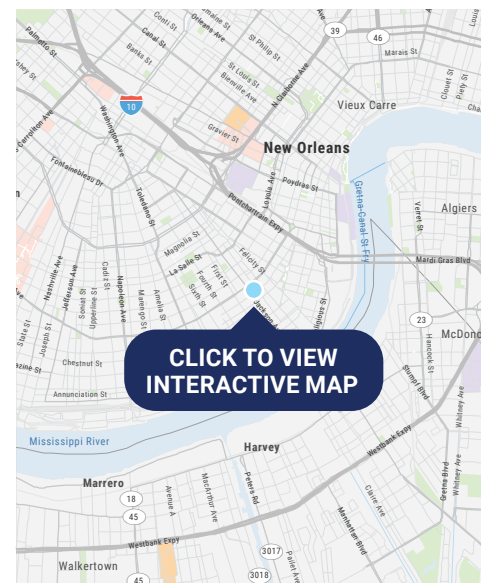
GROSS BLDG
+/- 45,500 SF



GROSS LAND
+/- 0.81 AC
(35,284 SF)



NEW ORLEANS MSA
1.27M+ Residents



Contact Information

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SITE SELECTION GROUP

The information contained herein was obtained from sources believed reliable; however, Site Selection Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Garden District Portfolio Available for Sale

1528, 1529, & 1539 Jackson Ave
New Orleans, LA

Portfolio Overview

1528, 1529, & 1539 Jackson Avenue present a unique portfolio offering, comprising office, retail, and multi-family assets with rare off-street parking in the highly sought-after Garden District submarket of New Orleans. This collection of properties enjoys an ideal location on Jackson Avenue at the intersection of St. Charles Avenue, conveniently nestled near hotels, hospitals, and the renowned Pontchartrain Hotel.

Tenants currently occupy these spaces on short-term leases, yet many are open to the possibility of committing to long-term agreements, should the buyer desire continuity. The presence of a private parking lot at 1528 Jackson Avenue, offering 50 parking spaces, along with additional parking attached to the building at 1529 Jackson Avenue, ensures ample convenience and accessibility. Moreover, the flexibility of zoning permits a myriad of opportunities for redevelopment, ranging from boutique hotel accommodations, office or coworking spaces, to retail establishments, and residential development.



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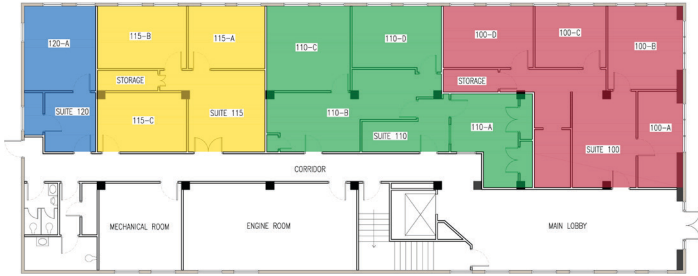
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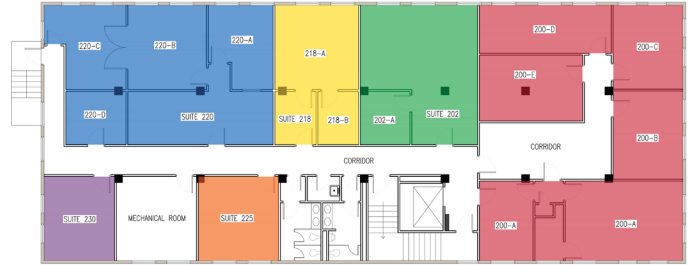
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1539 Jackson Floor Plans

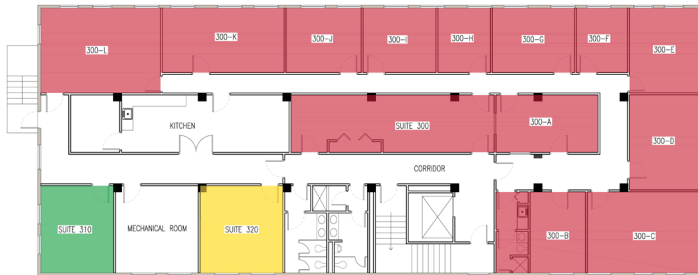
1st Floor



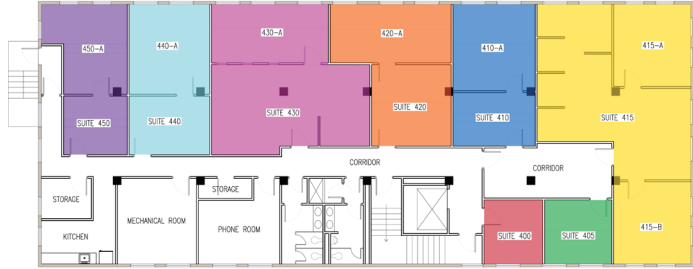
2nd Floor



3rd Floor



4th Floor



5th Floor



6th Floor



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