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COMMERCIAL REAL ESTATE

+ 504.301.1002



MAGAZINE STREET MIXED-USE

6117 Magazine Street, New Orleans, LA 70115



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DESCRIPTION

For sale, 6117 Magazine Street presents a rare mixed-use investment opportunity at an exceptionally attractive price point. This fully leased property features a spacious ground-floor commercial space (ideal for owner-occupancy—contact us for more details) and three residential units on the upper floors: a 1-bedroom, 1-bath unit and two 2-bedroom, 1-bath units. The property is well-maintained and benefits from a long-term tenant history. Located at the entrance to the vibrant Magazine Street corridor, this property offers excellent access to Audubon Park and Golf Course, Tulane and Loyola Universities, and a variety of shops, restaurants, and attractions along Magazine Street. The flexible HU-B1 zoning supports a wide range of uses, including retail, office, cafe, professional services, and more.

The current ground-floor tenant has recently renewed their lease, with an option for a new owner to take over the space. This presents a prime opportunity for an owner-occupier looking to operate their business while generating rental income from the residential units above.

PRICE: \$999,000 (\$161/SF)

BLDG SIZE: 6,190

ZONING: HU-B1

LAND SIZE: 3,900

DEMOGRAPHICS

| DEMOGRAPHICS | 3 minutes | 5 minutes | 10 minutes |
|-----------------------------|-----------|-----------|------------|
| ESTIMATED POPULATION | 5,405 | 15,362 | 66,618 |
| AVERAGE HH INCOME | \$194,835 | \$188,853 | \$140,245 |

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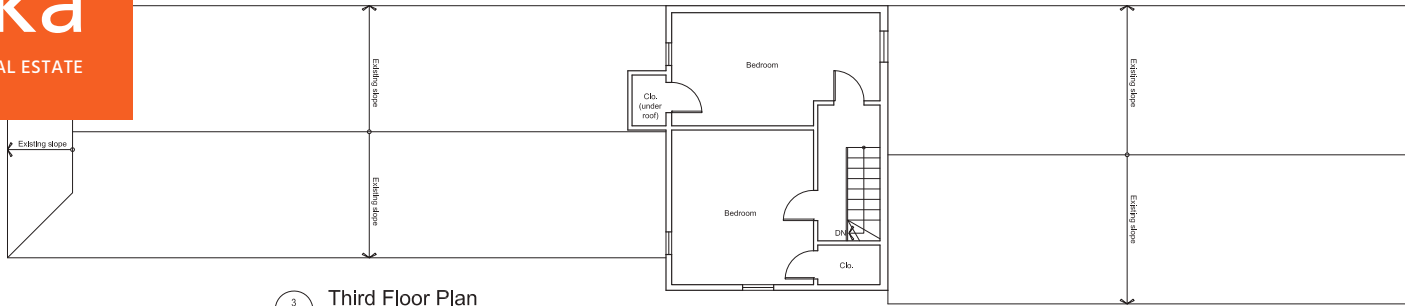
RETAIL MAP



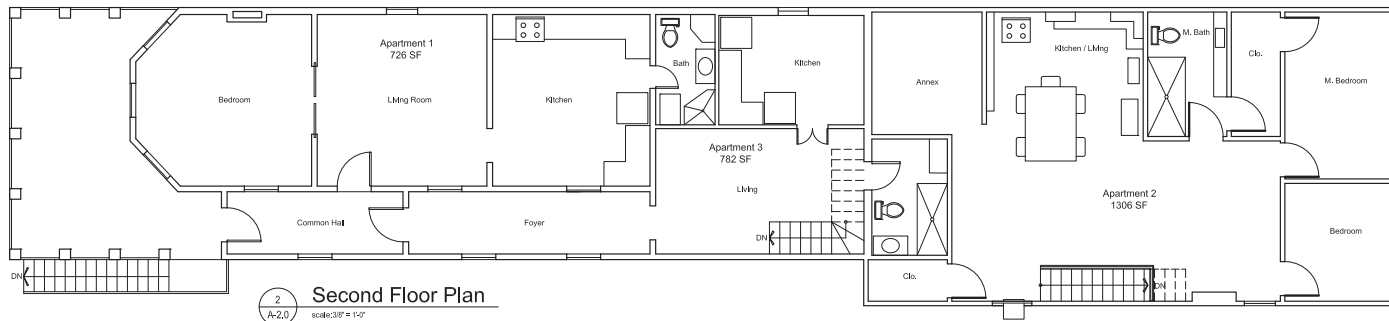
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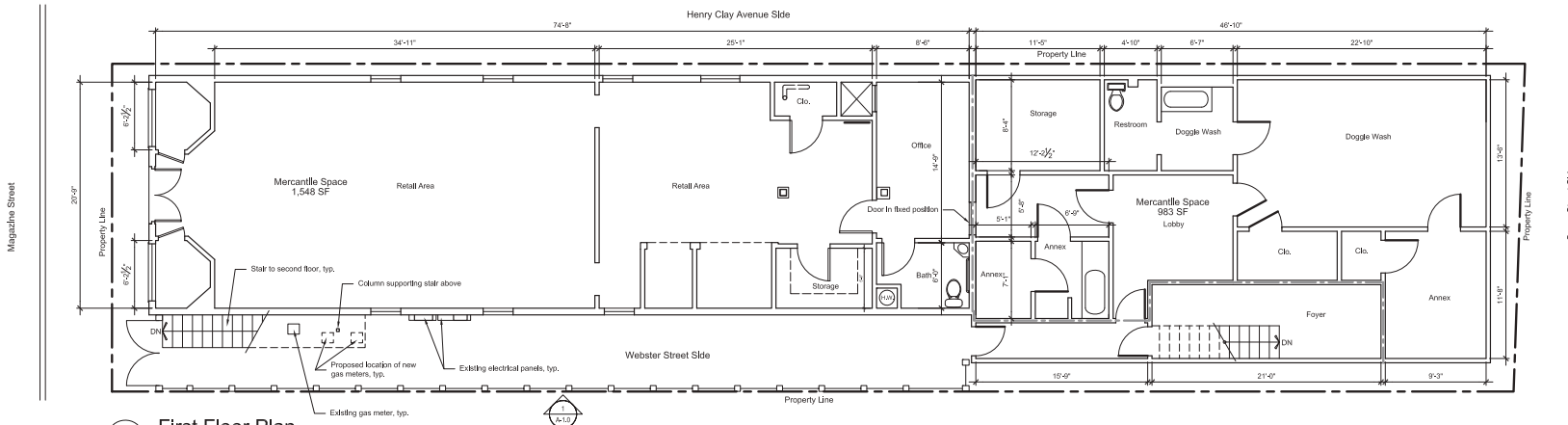




3 Third Floor Plan
scale: 3/8" = 1'-0"

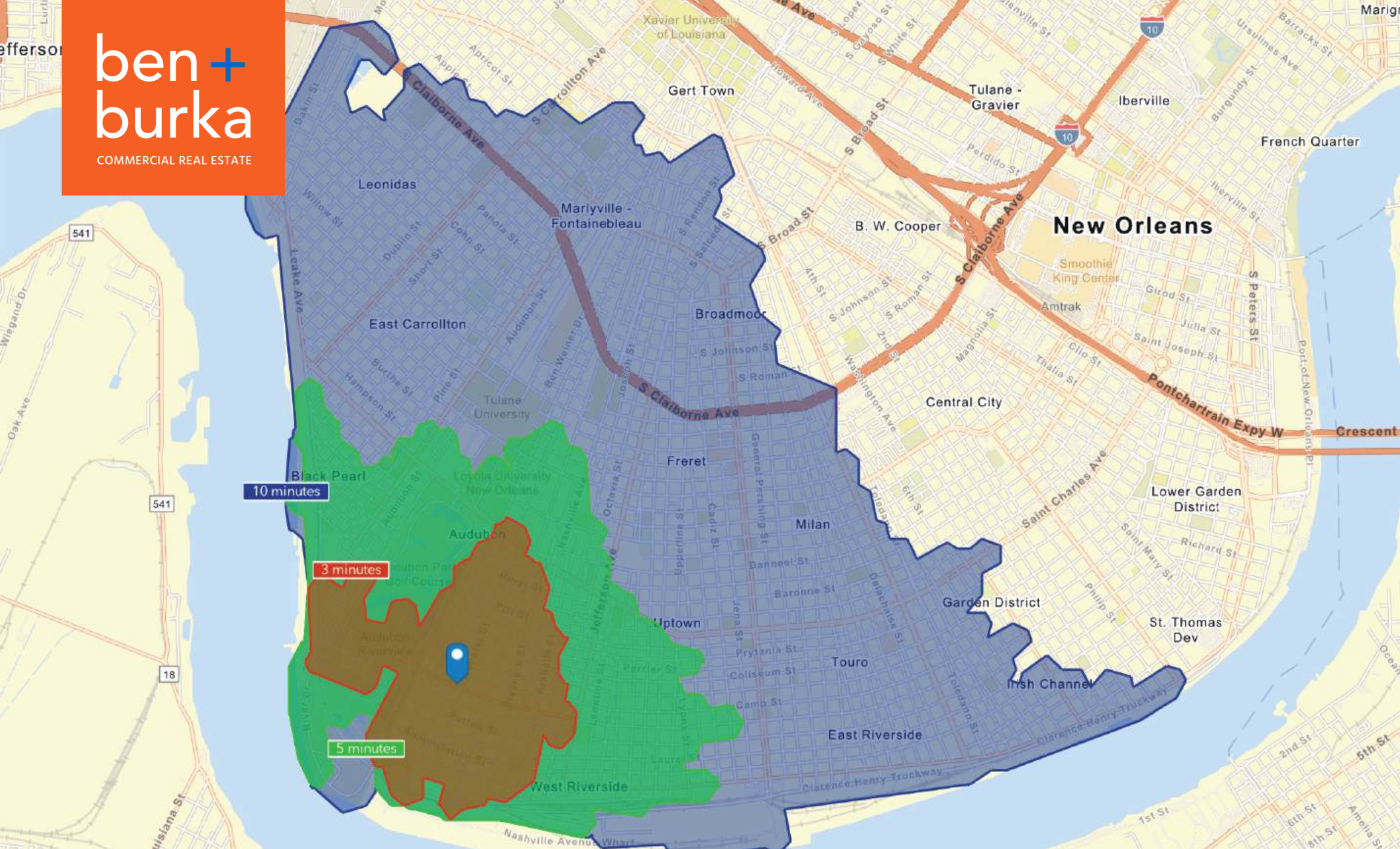


2 Second Floor Plan
scale: 3/8" = 1'-0"



1 First Floor Plan
scale: 3/8" = 1'-0"

FLOOR PLAN



DRIVE TIME MAP

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

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