



**SALE**

# The Syd - Turnkey Hospitality Investment Opportunity

**1726-30 CLIO ST**  
New Orleans, LA 70113

**PRESENTED BY:**

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# PROPERTY SUMMARY



## LOCATION DESCRIPTION

The Syd is centrally located between the French Quarter/Downtown and the Garden District of New Orleans, just steps from the Brown's Dairy redevelopment project. There are coffee shops, restaurants, and bars within walking distance and you'll be a one minute walk from the famous St. Charles Streetcar, which you can take to both the French Quarter and Garden District. The Superdome, Convention Center and the Cruise terminal are also just minutes away.

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$9,950,000
<b>CAP RATE:</b>	8.05%
<b>LOT SIZE:</b>	±0.29 Acres
<b>TOTAL BUILDING SIZE:</b>	±12,519 SF
<b>ZONING:</b>	MU-2

## OFFERING DESCRIPTION

SVN | Urban Properties is pleased to present The Syd, a thoughtfully curated boutique, licensed hotel designed with group travel in mind.

Opened in Spring of '21, The Syd was originally developed as a newly constructed four-unit hotel at 1730 Clio Street and expanded in early 2025 with the addition of the adjacent duplex at 1726-28 Clio. The property presently consists of six private, large-format villas arranged around a shared outdoor space, offering a total of 40 bedrooms and 23.5 bathrooms across the two buildings.

The villas range from five to ten bedrooms and feature spacious living areas, fully equipped kitchens, and distinctive interiors showcasing original artwork from New Orleans-based artists, blending comfort, functionality, and a nod to local culture.

The outdoor 'paradise' is complete with a heated pool, hot tub, lounge areas, sauna, shaded cabana, and outdoor grilling stations, creating an ideal environment for a variety of group-oriented stays.

Whether catering to visitors in town for Mardi Gras, festivals, sporting events, conventions, bachelor or bachelorette parties, or leisure travel, The Syd offers guests an amenity-rich, welcoming home away from home infused with the vibrant spirit of New Orleans.

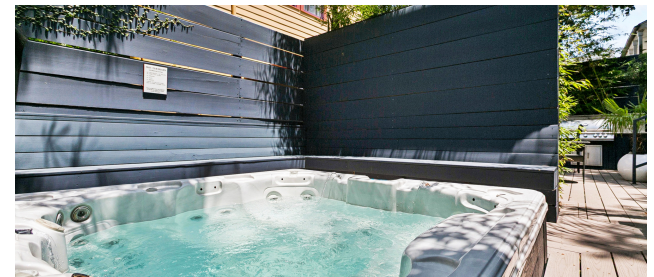
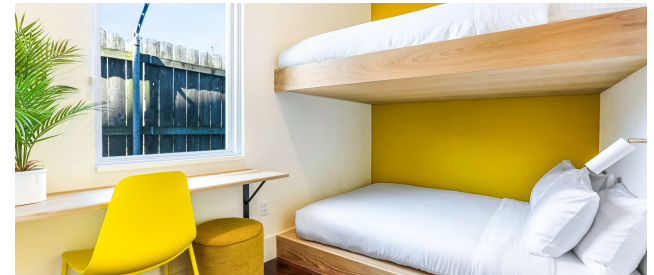
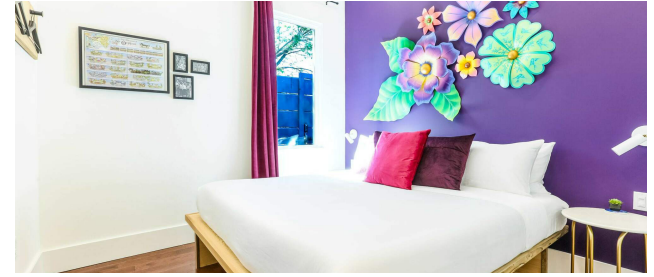
The Syd represents an excellent opportunity for those seeking a premier hospitality investment in the heart of New Orleans!

Ownership is currently in the process of securing a liquor license, positioning the asset to participate in New Orleans' robust wedding and private event market.

## WEBSITE

<https://thesyd.com/>

## ADDITIONAL PHOTOS



# RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

**THE SYD - TURNKEY HOSPITALITY INVESTMENT OPPORTUNITY | 1726-30 Clio St New Orleans, LA 70113SVN | URBAN PROPERTIES 4**

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# DEMOGRAPHICS MAP & REPORT

## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL POPULATION</b>	5,283	21,147	43,059
<b>AVERAGE AGE</b>	40.1	40.0	40.1
<b>AVERAGE AGE (MALE)</b>	40.4	40.2	39.5
<b>AVERAGE AGE (FEMALE)</b>	41.3	41.3	41.2

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,572	10,526	20,749
<b># OF PERSONS PER HH</b>	2.1	2.0	2.1
<b>AVERAGE HH INCOME</b>	\$94,877	\$98,621	\$93,120
<b>AVERAGE HOUSE VALUE</b>	\$531,530	\$601,397	\$540,593

2023 American Community Survey (ACS)



**CONTACT INFO**



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