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COMMERCIAL REAL ESTATE

+ 504.301.1002





## CBD MIXED USE COMMERCIAL

114-116 Baronne Street, New Orleans, LA 70112





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### DESCRIPTION

Available for sale, 114–116 Baronne Street offers ±5,300 SF of commercial improvements in the heart of the CBD, just steps from Canal Street and the French Quarter. The property is currently configured as three leased units, including Cajun Mike's Pub & Grill, a cell phone retailer, and a third-floor massage parlor.

Both ground-floor spaces feature strong street presence, large open layouts, and access to sizable mezzanine areas well-suited for office or storage needs. Cajun Mike's has operated at this location for over 25 years, and includes a full kitchen, large bar, video poker, and established customer base. The third-floor space is leased on a month-to-month basis, offering flexibility for continued retail or office use.

Located immediately adjacent to the Roosevelt Hotel and within close proximity to the Ritz-Carlton, Renaissance, and Wyndham Garden, the property benefits from heavy foot traffic and visibility in one of the city's most vibrant hospitality, dining, and entertainment corridors—at the gateway to the world-famous French Quarter.

Inquire within for rent and tenancy information.

**BUILDING SIZE:** ±5,296 SF      **SALE PRICE:** \$1,200,000.00 (\$226/SF)

**LAND SIZE:** 2,139 SF      **ZONING:** CBD-2

### DEMOGRAPHICS

2025 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>POPULATION</b>	2,375	8,188	110,905
<b>AVERAGE HH INCOME</b>	\$106,317	\$112,191	\$89,376





## AERIAL VIEW

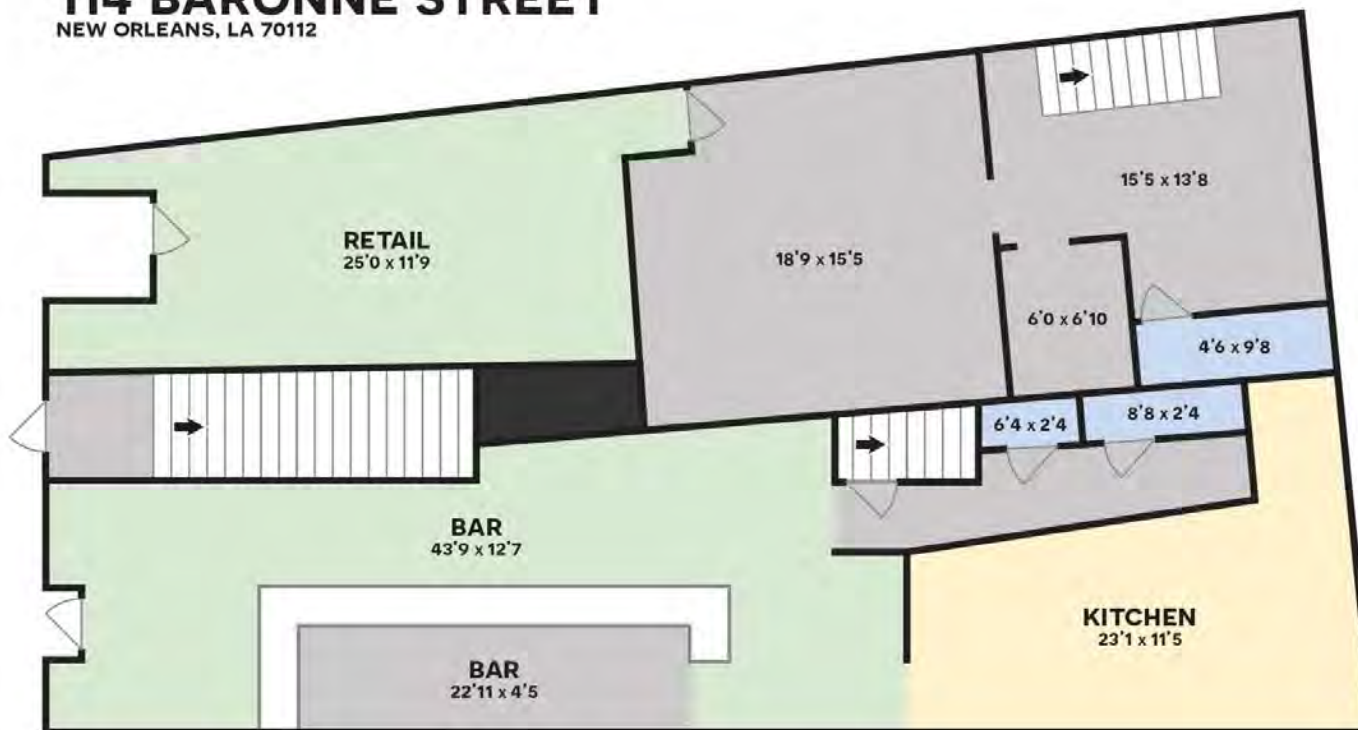
114-116 Baronne Street, New Orleans, LA 70112

CANAL STREET (SIDE)

# 114 BARONNE STREET

NEW ORLEANS, LA 70112

BARONNE STREET



**1ST FLOOR**

ESTIMATE ONLY

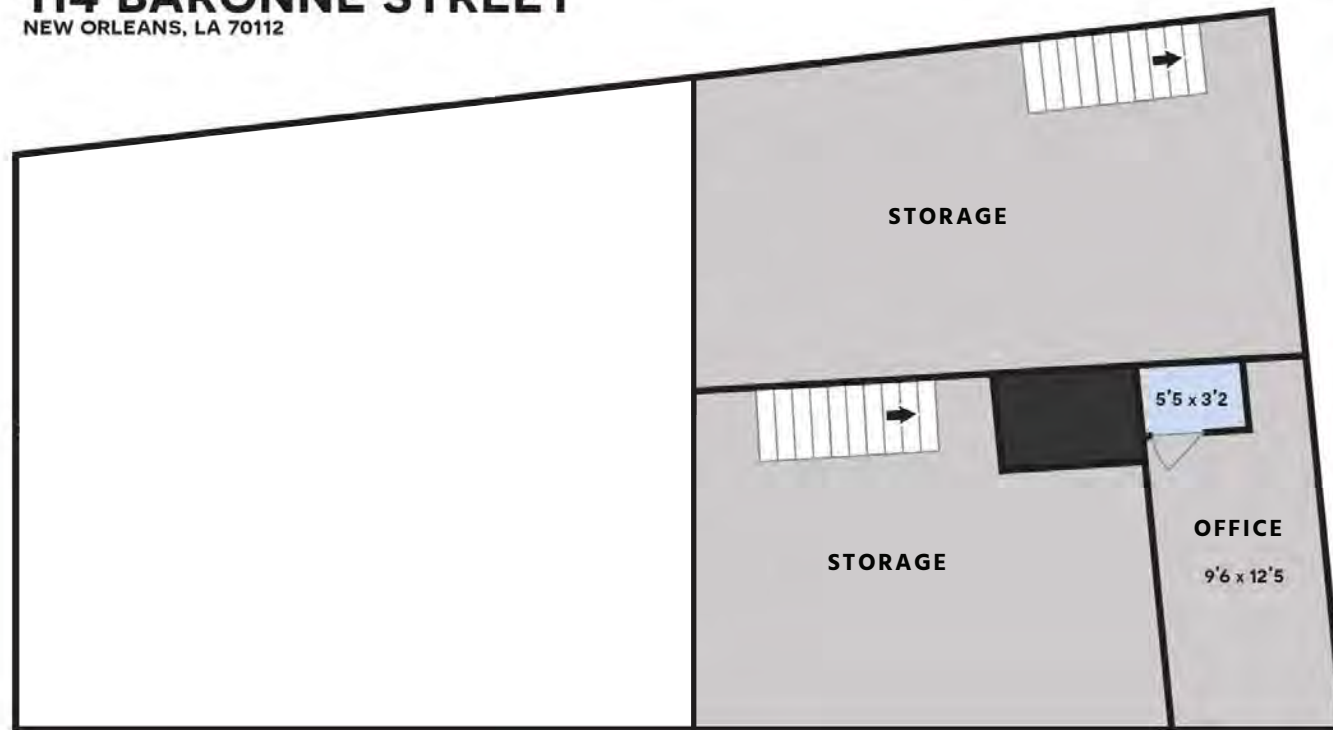
COMMON STREET (SIDE)

**FIRST FLOOR PLAN**

CANAL STREET (SIDE)

**114 BARONNE STREET**  
NEW ORLEANS, LA 70112

BARONNE STREET



**MEZZANINE (2nd FLOOR)**

ESTIMATE ONLY

COMMON STREET (SIDE)

**2ND FLOOR PLAN**

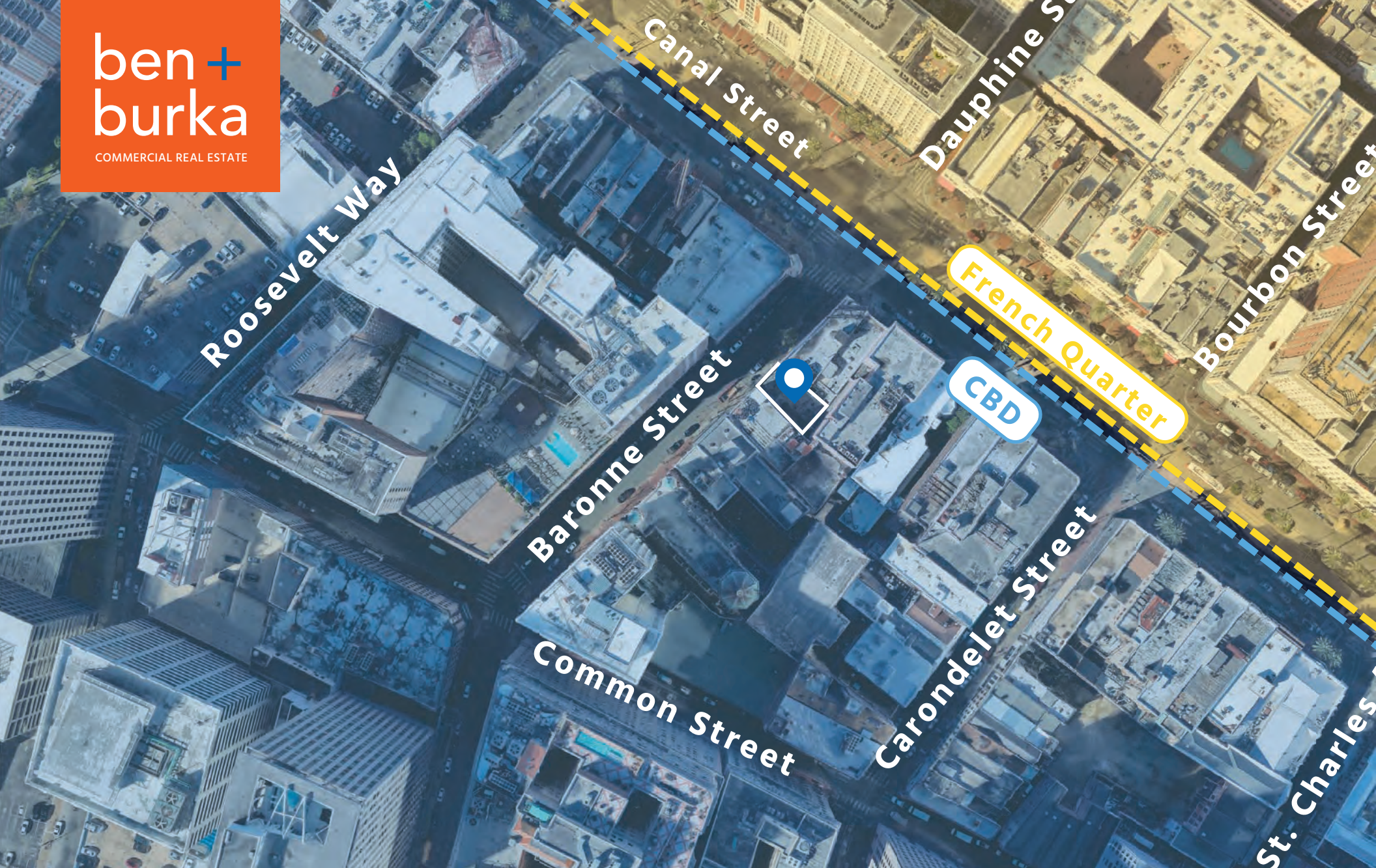
CANAL STREET (SIDE)

**114 BARONNE STREET**  
NEW ORLEANS, LA 70112



**3RD FLOOR PLAN**

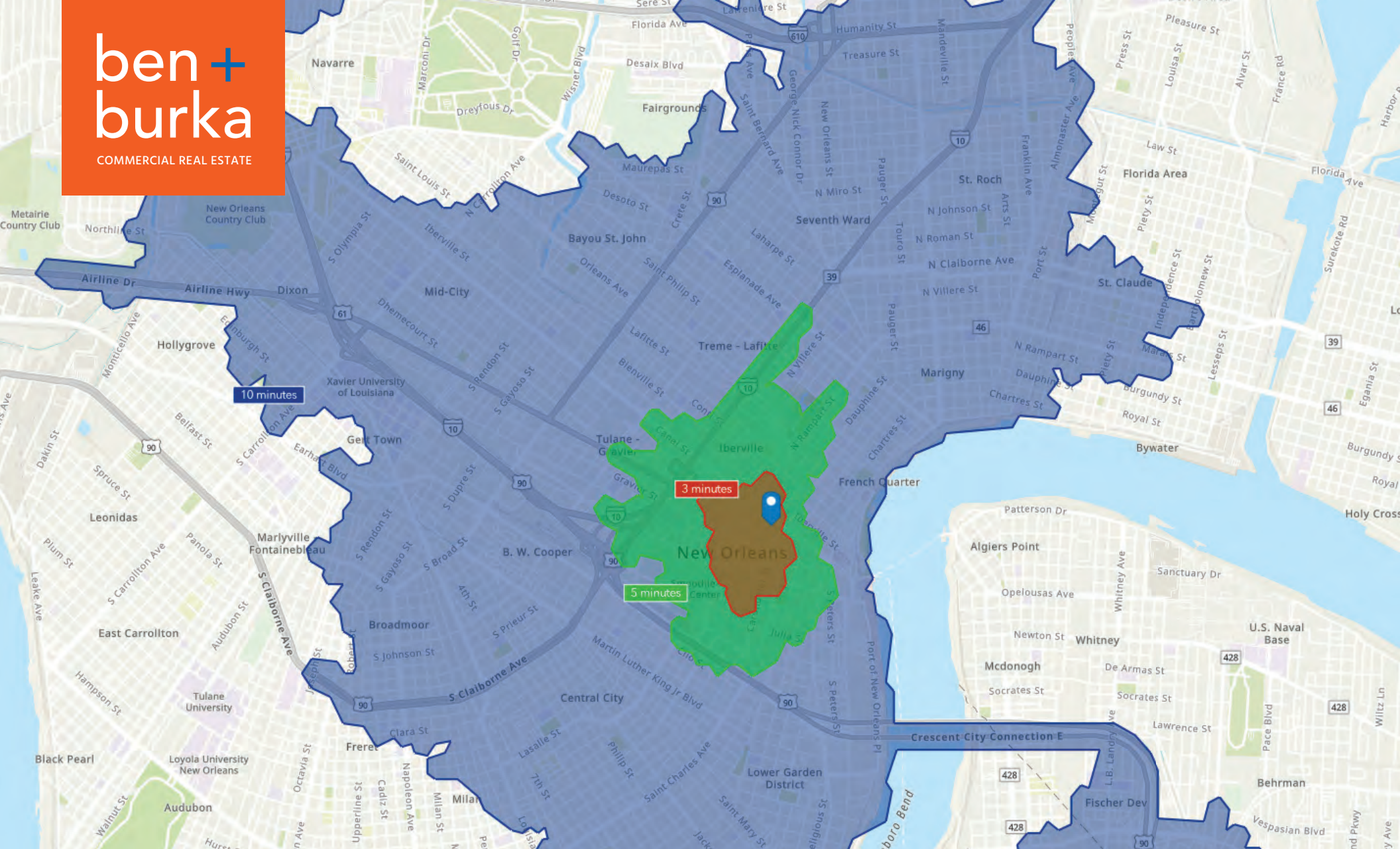




## AERIAL VIEW

📍 114-116 Baronne Street, New Orleans, LA 70112





## DRIVE TIME MAP

📍 114-116 Baronne Street, New Orleans, LA 70112









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

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**AGENT**

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