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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
POPULATION	2,375	8,188	110,905
AVERAGE HH INCOME	\$106,317	\$112,191	\$89,376



AERIAL VIEW

 114-116 Baronne Street, New Orleans, LA 70112

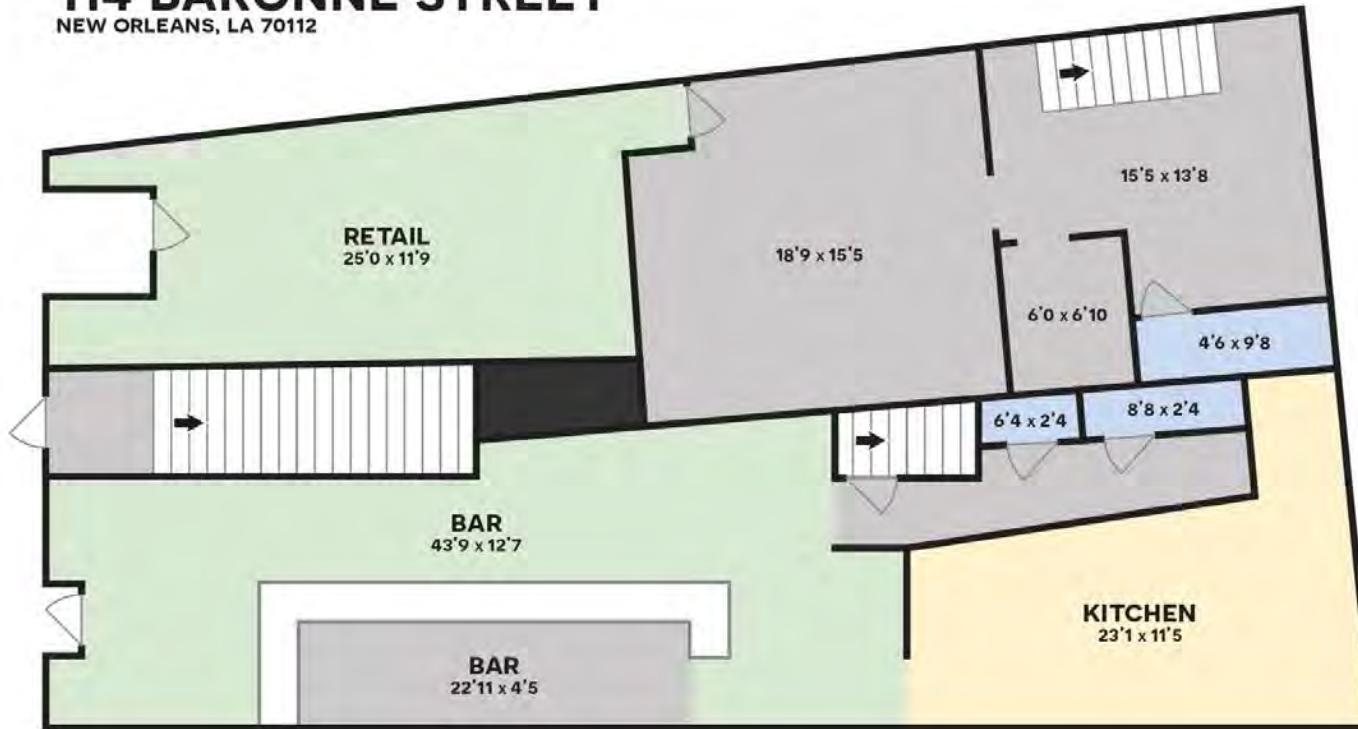


CANAL STREET (SIDE)

114 BARONNE STREET

NEW ORLEANS, LA 70112

BARONNE STREET



1ST FLOOR
ESTIMATE ONLY

COMMON STREET (SIDE)

FIRST FLOOR PLAN



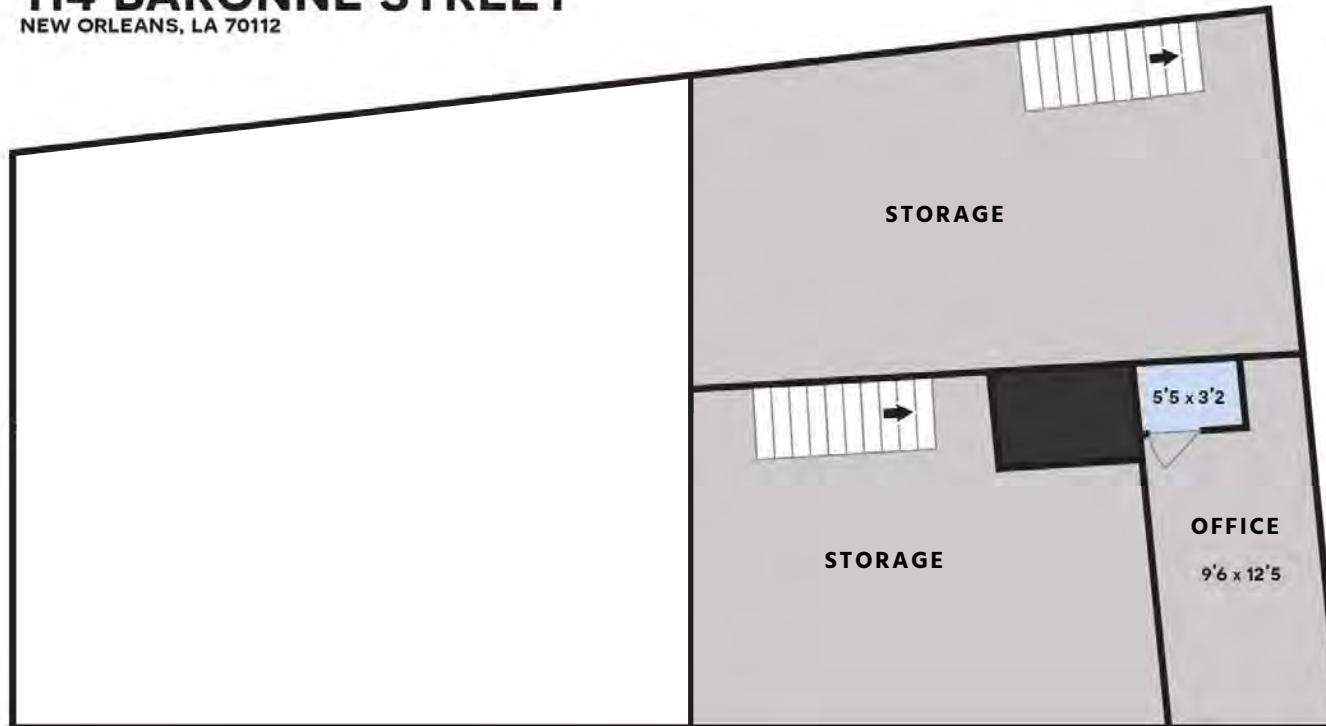


CANAL STREET (SIDE)

114 BARONNE STREET

NEW ORLEANS, LA 70112

BARONNE STREET



MEZZANINE (2nd FLOOR)

ESTIMATE ONLY

COMMON STREET (SIDE)

2ND FLOOR PLAN



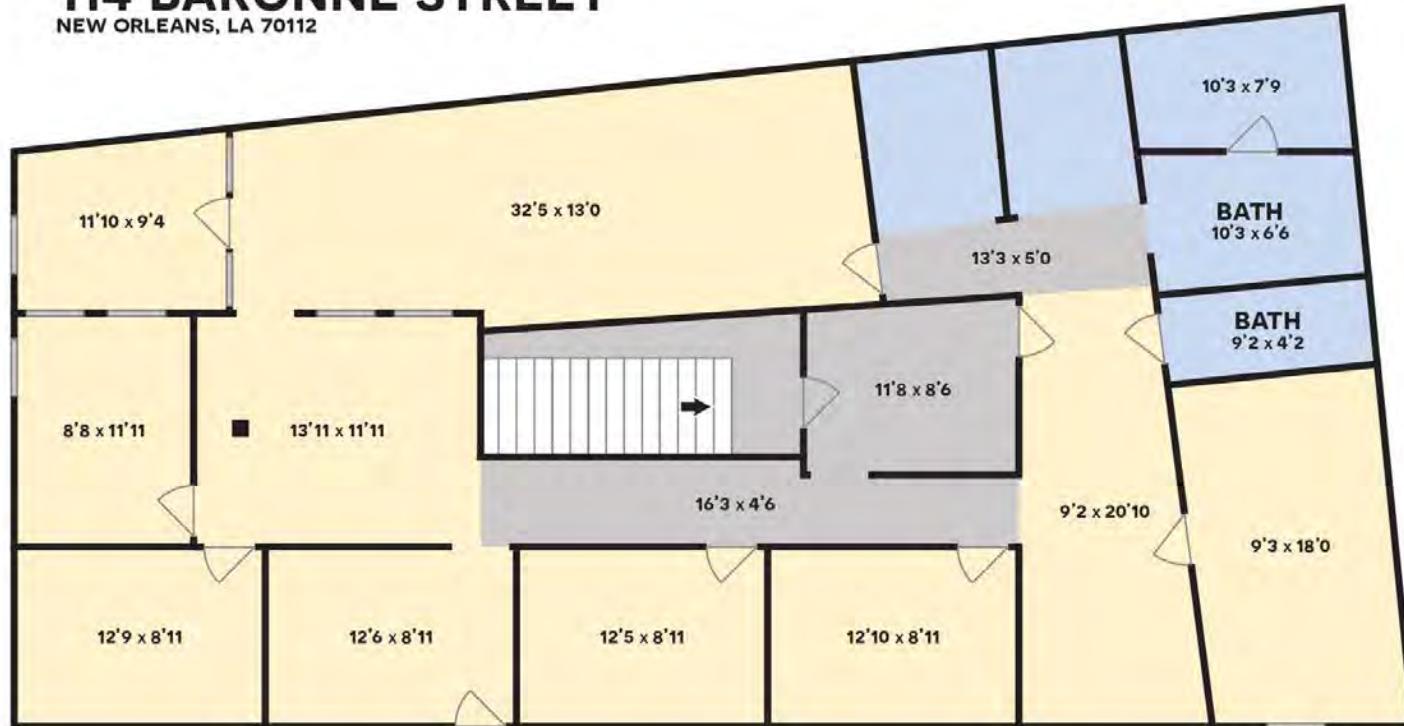


CANAL STREET (SIDE)

114 BARONNE STREET

NEW ORLEANS, LA 70112

BARONNE STREET



3RD FLOOR
ESTIMATE ONLY

COMMON STREET (SIDE)

3RD FLOOR PLAN



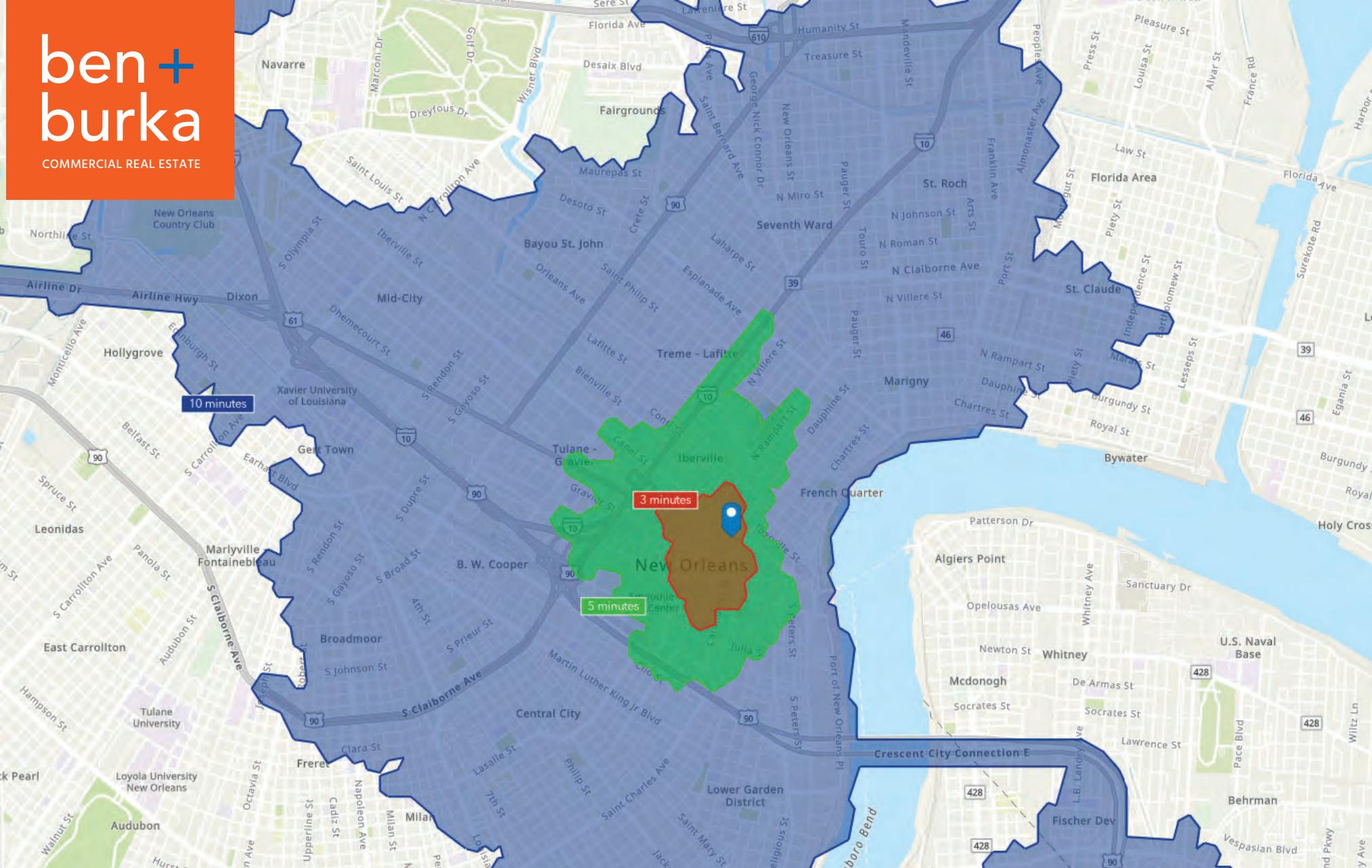
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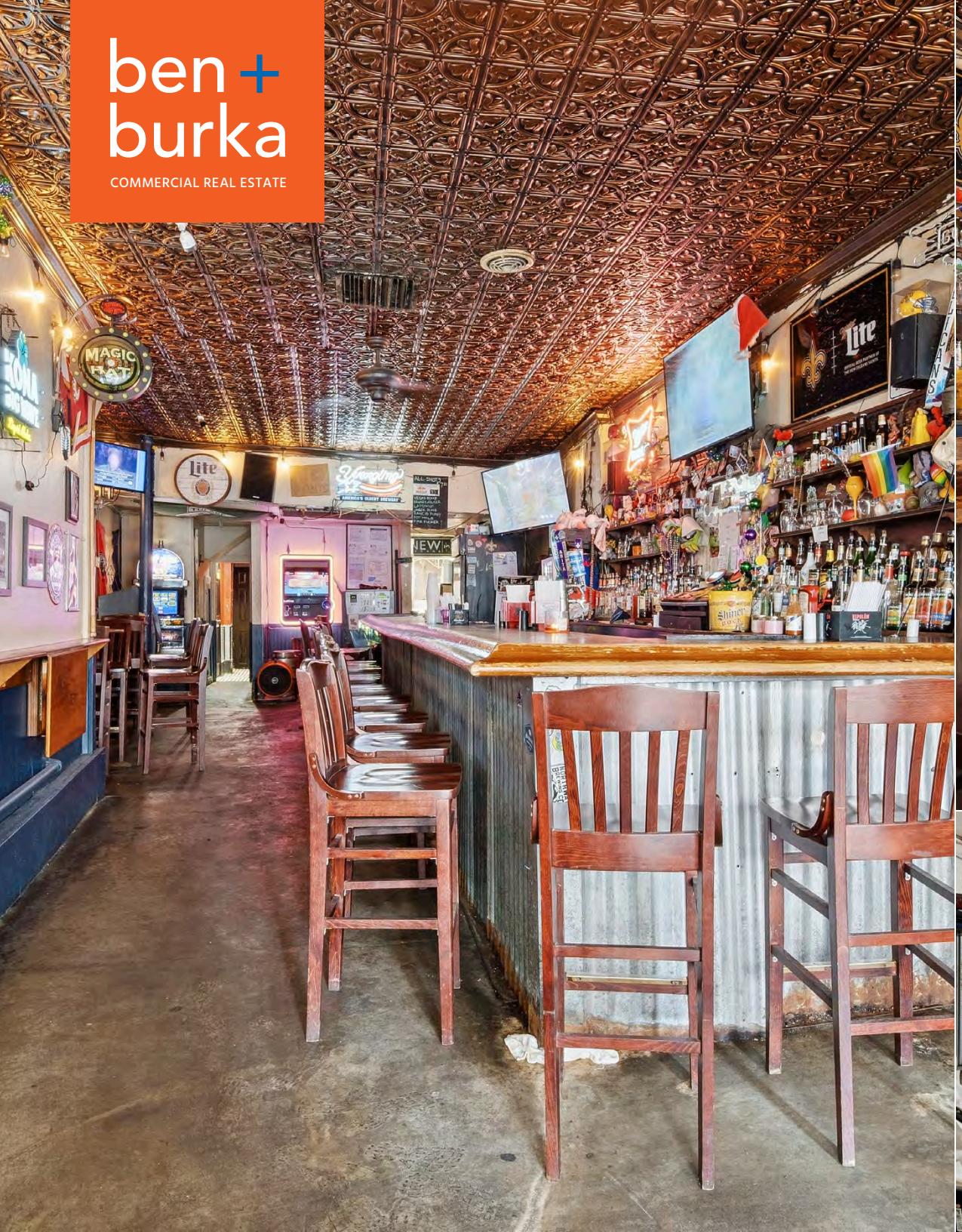
AERIAL VIEW

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



DRIVE TIME MAP

 114-116 Baronne Street, New Orleans, LA 70112



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The background of the entire page is a photograph of the New Orleans city skyline at sunset. The sky is a warm orange and yellow, and the city buildings are silhouetted against the light. A prominent building on the left has a sign that reads "MAISON BLANCHE".

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

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