

1120-1124

ESPLANADE AVE
NEW ORLEANS, LA

DEVELOPMENT SITE FOR RETAIL,
OFFICE, MEDICAL AND MORE

FOR SALE
\$1,100,000

TOTAL SF/ACRES

±.309 ACRES OR 13,469 SF

1120 Esplanade Ave- .126 Acres

1124 Esplanade Ave- .183 Acres

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SUPERB LOCATION NEAR FRENCH QUARTER

Aerial



IDEAL FOR VARIETY OF
MIXED USE OPPORTUNITIES

CBRE

Highlights

Historic French Quarter/Marginy

Located in the historic Marigny district, this .309-acre property offers a unique opportunity to invest in property with close proximity to the vibrant French Quarter and Marigny Districts, both rich in culture and history known for their classic architecture and eclectic ambiance, restaurants, nightlife entertainment and more.

- Ingress/Egress along Esplanade Ave with high visibility and easy access
- Zoning HMC-2 allowing for variety of mixed use opportunities
- 1/2 block from major hard corner intersection of N Rampart and Esplanade Ave
- ±.32 miles from Interstate 10 and less than a 20 minute drive to Louis Armstrong International Airport

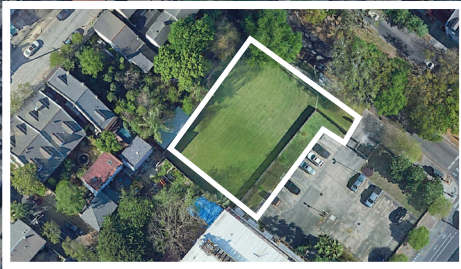
PROPERTY OVERVIEW

Total Acres/SF	±.309 acres 13,469 SF 1120 Esplanade - ±5,504 SF 1124 Esplanade - ±7,965 SF
Asking Price	\$1,100,000
Future Land Use	MU-HC- Mixed Use Historic Core
Zoning	HMC-2 (Historic-Marginy/Treme/ Bywater Commercial District)

PERMITTED USES

SHORT TERM RENTAL COMMERCIAL	SMALL UNIT MULTIFAMILY AFFORDABLE	GROCERY STORE
SINGLE FAMILY/TWO FAMILY	ART GALLERY	HEALTH CLUB
MULTI-FAMILY	ART STUDIO	HOSTEL
OFFICE	FINANCIAL INSTITUTION	HOTEL/MOTEL
RETAIL	PUBLIC MARKET	MEDICAL/DENTAL
		RESTAURANT (STANDARD/SPECIALTY)





1120 -1124
ESPLANADE AVE



N RAMPART ST

MARIGNY

N RAMPART ST

ESPLANADE AVE

LOUIS ARMSTRONG
PARK

FRENCH QUARTER

Aerial

MISSISSIPPI RIVER



1120-1124

ESPLANADE AVE

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