

SALE

Prime French Quarter Investment Opportunity

535 IBERVILLE STREET

New Orleans, LA 70130



PRESENTED BY:

TIMOTHY THOMPSON

O: 504.264.6145 x1

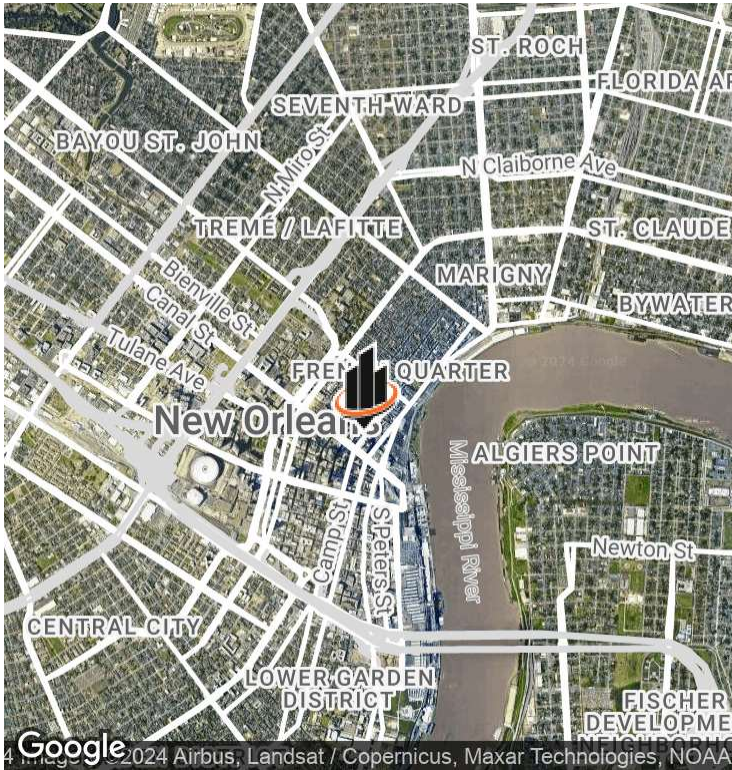
tim.thompson@svn.com

SAM HURLEY

O: 504.264.6145 x9

sam.hurley@svn.com

PROPERTY SUMMARY



OFFERING

Offered at \$6.4 million, this exceptional property at 535 Iberville presents a rare opportunity to acquire a prime residential investment in the historic French Quarter. The building includes 9 units: 4, one-bedroom condos, 4, two-bedroom condos, and a stunning penthouse, all with 8 dedicated parking spaces—a coveted amenity in the area. The units are approximately 90% complete, offering a unique chance for the buyer to finish and either sell or rent the condos for substantial returns. Don't miss this opportunity to invest in one of the most sought-after locations in New Orleans!

LOCATION DESCRIPTION

Located steps from the famous Riverwalk, Jackson Square, and Canal Place shops, 535 Iberville is located in prime, French Quarter location. Other notable nearby locations include Caesars New Orleans Hotel & Casino, House of Blues, Four Seasons, Sazerac House, The Windsor Court, and many more!

OFFERING SUMMARY

SALE PRICE:	\$6,400,000
BUILDING SIZE:	15,282 SF
UNITS:	9
ZONING:	VCC-2

TIMOTHY THOMPSON

O: 504.264.6145 x1

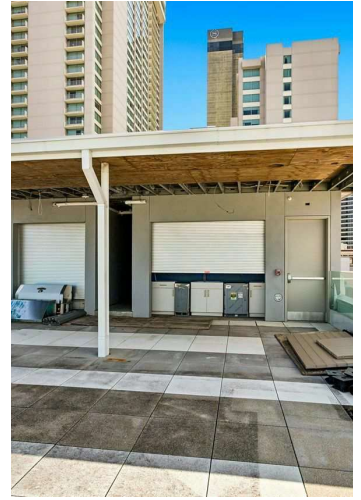
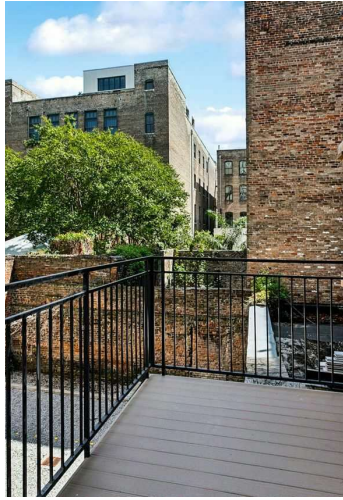
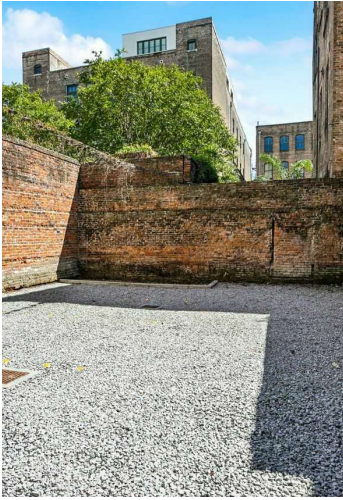
tim.thompson@svn.com

SAM HURLEY

O: 504.264.6145 x9

sam.hurley@svn.com

ADDITIONAL PHOTOS



TIMOTHY THOMPSON
O: 504.264.6145 x1
tim.thompson@svn.com

SAM HURLEY
O: 504.264.6145 x9
sam.hurley@svn.com

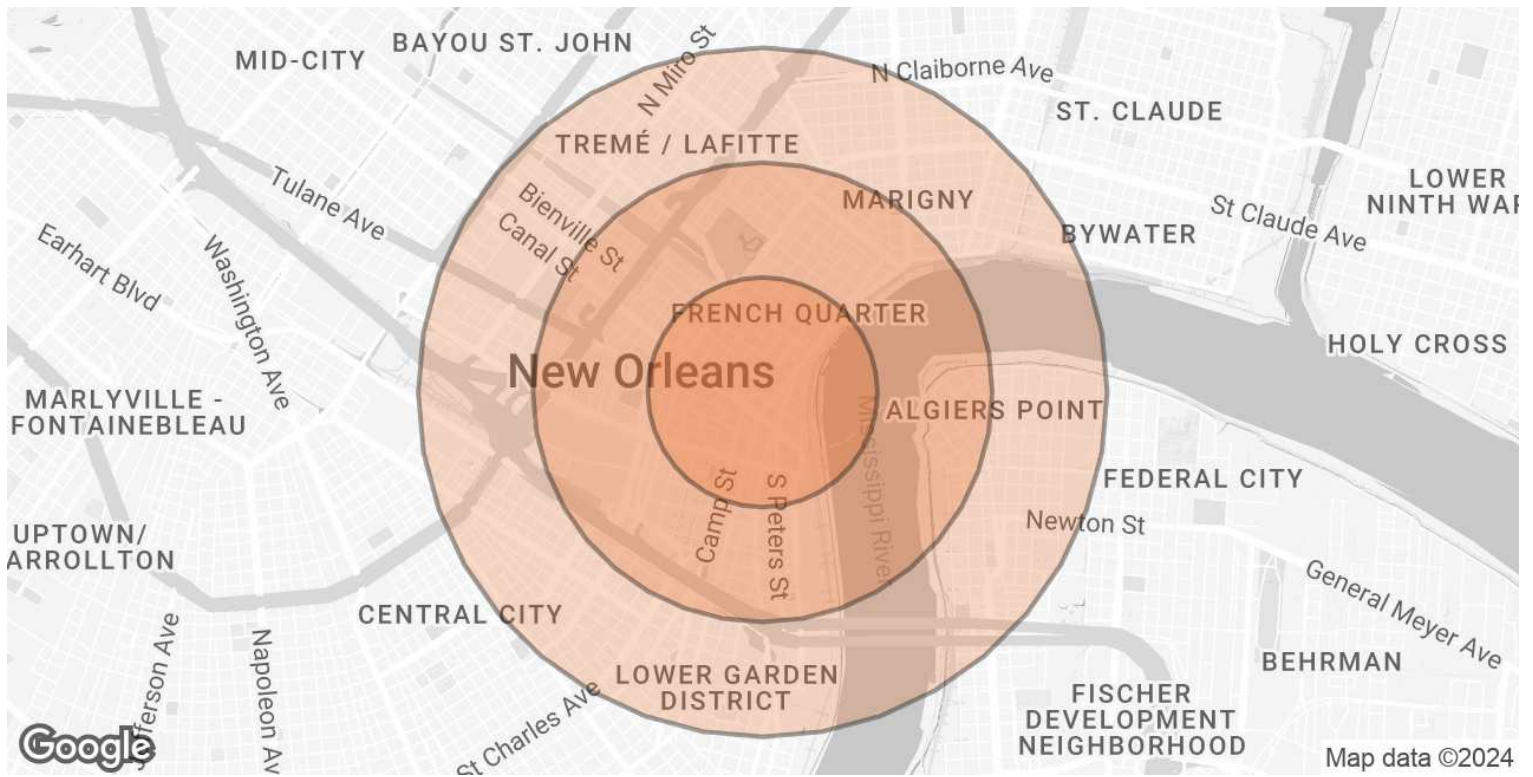
RETAILER MAP



TIMOTHY THOMPSON
 O: 504.264.6145 x1
 tim.thompson@svn.com

SAM HURLEY
 O: 504.264.6145 x9
 sam.hurley@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	4,167	15,149	33,589
AVERAGE AGE	45	45	43
AVERAGE AGE (MALE)	46	46	43
AVERAGE AGE (FEMALE)	45	45	43

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	2,951	9,691	19,463
# OF PERSONS PER HH	1.4	1.6	1.7
AVERAGE HH INCOME	\$94,500	\$100,704	\$85,846
AVERAGE HOUSE VALUE	\$792,103	\$715,899	\$598,522

Demographics data derived from AlphaMap

TIMOTHY THOMPSON | **SAM HURLEY**
 O: 504.264.6145 x1 | O: 504.264.6145 x9
 tim.thompson@svn.com | sam.hurley@svn.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MEET THE TEAM



TIMOTHY THOMPSON

Managing Director

Direct: 504.264.6145 x1 **Cell:** 504.913.0462
tim.thompson@svn.com



SAM HURLEY

Associate Advisor

Direct: 504.264.6145 x9 **Cell:** 504.427.9509
sam.hurley@svn.com

TIMOTHY THOMPSON

O: 504.264.6145 x1
tim.thompson@svn.com

SAM HURLEY

O: 504.264.6145 x9
sam.hurley@svn.com