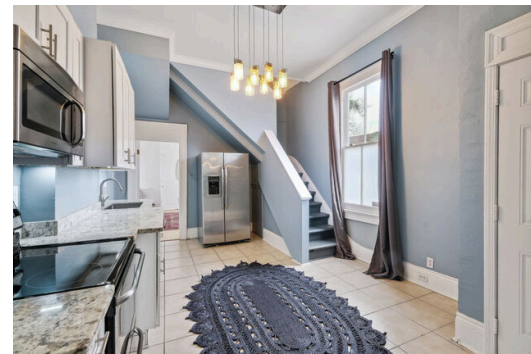
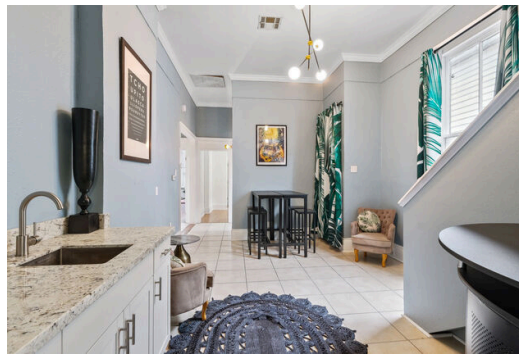


NEW LISTING  
\$615,000

4030 Saint Claude Ave., New Orleans, LA 70117



## DESCRIPTION

Unlock the potential of this exceptional multi-use property in the historic Bywater district. Boasting two units with separate addresses and meters, this HMC-2 zoned gem offers diverse commercial possibilities including STR, restaurant, micro-brewery/wine shop, medical office, daycare, art studio, grocery store, and more! Conveniently located within walking distance of many popular places such as Bacchanal, The Joint, Jack Dempsey's and the famed Crescent Park. Owner/Agent.

## DETAILS

5  
Bed

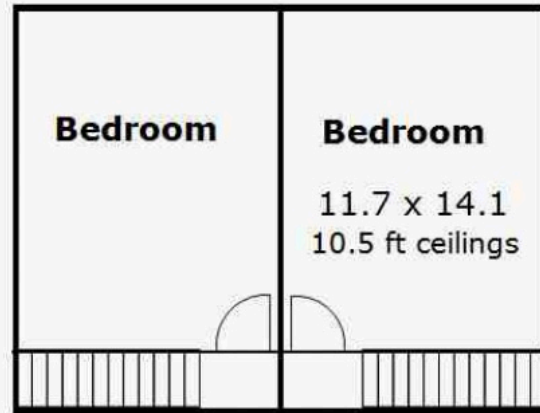
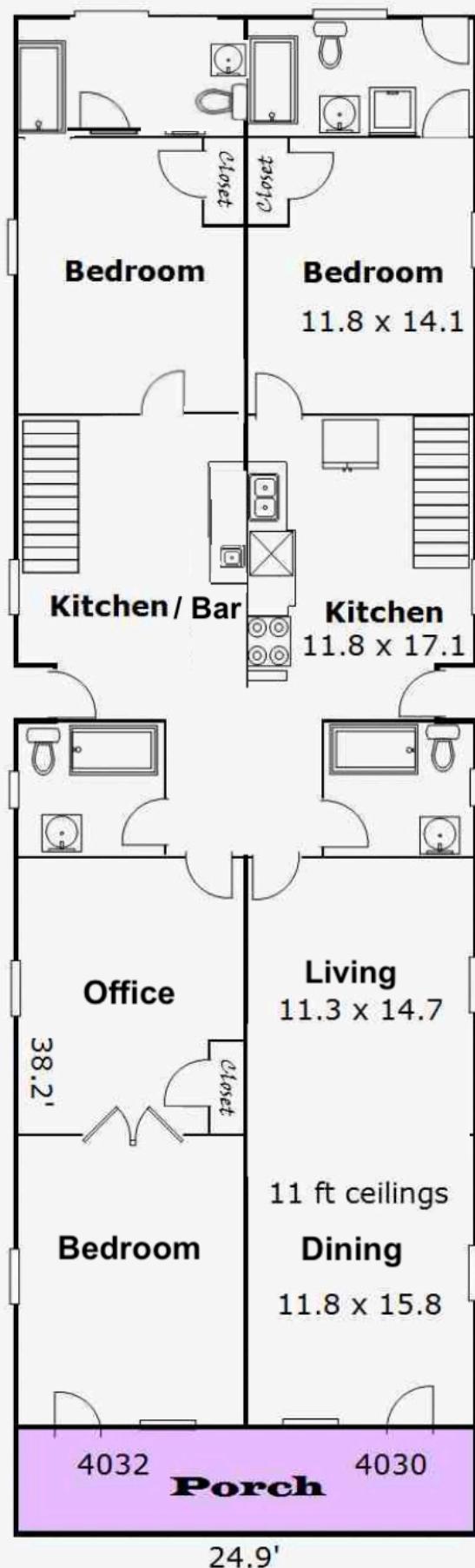
4  
Bath

2,350  
Sq. Ft.



**Amber Neill**  
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**FQR**  
REALTORS



**Second Floor**

Take advantage of its flexible layout—live in one unit while leasing the other to offset expenses, or use both sides to start the business of your dreams. Unlike a shotgun layout, each of the five bedrooms is completely separate, ensuring no pass-throughs. Currently configured as a sizable 5-bedroom STR, it will soon return to its dual-unit configuration.

Parking lot and warehouse next door are also available for purchase (MLS #: 2408001). Flood Zone X500. Zoning and usage to be verified by the purchaser. Owner/Agent.

All Measurements are approximated and not guaranteed  
Placement of appliances and fixtures are for reference only