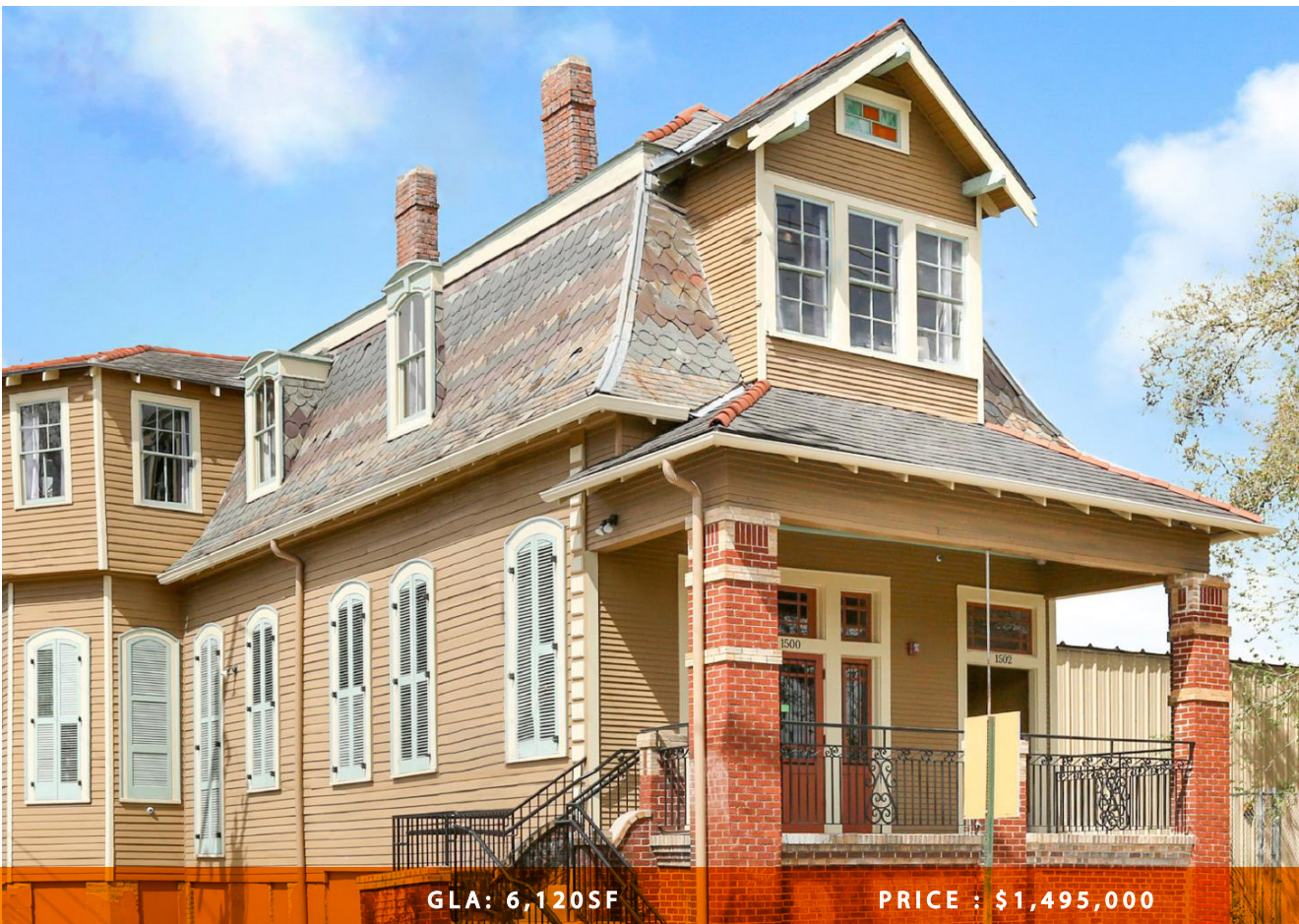




+ 1500-02

NEW ORLEANS BAR/HOSPITALITY FOR SALE

ELYSIAN FIELDS AVENUE, NEW ORLEANS, LOUISIANA 70117



GLA: 6,120SF

PRICE : \$1,495,000



ZONING : HMC-2

+ DESCRIPTION

ORIGINALLY CONSTRUCTED AROUND 1885 AS A SINGLE-FAMILY RESIDENCE, THIS EXPANSIVE SECOND EMPIRE STYLE VICTORIAN MANSION REMAINED UNOCCUPIED FOR MANY YEARS BEFORE BEING REVITALIZED. THE PROPERTY SHOWCASES A BEAUTIFULLY RESTORED HISTORIC BUILDING, CAREFULLY RENOVATED IN 2020 WITH MODERN SYSTEMS WHILE MAINTAINING ITS TIMELESS ELEGANCE. THE GROUND FLOOR INCLUDES A SPACIOUS BAR AND EVENT AREA WITH AMPLE SEATING, OFTEN FEATURING LIVE, LOCAL MUSIC. UPSTAIRS, THE NITEY NITE INN OFFERS A FULLY LICENSED 6-BEDROOM, 6 BATH HOTEL WITH LUXURIOUS ACCOMMODATIONS AND EXQUISITE FINISHES.

THIS PROPERTY PRESENTS A VERSATILE OPPORTUNITY, SUITABLE FOR USE AS A LARGE STANDALONE NIGHTLY RENTAL DUE TO ITS EXISTING LICENSE. ALTERNATIVELY, IT CAN CONTINUE TO FUNCTION AS A BAR/EVENT SPACE WITH A SEPARATE HOTEL ABOVE. THE BUILDING IS PERMITTED FOR A FULL KITCHEN. LOCATED LESS THAN A MILE FROM THE LIVELY FRENCH QUARTER, THIS PROPERTY IS EASILY ACCESSIBLE AND FULL OF POTENTIAL.

L+A RETAIL

CONTACT:
ROBERT ISRAEL

1200 S. CLEARVIEW PKWY,
STE. 1166
NEW ORLEANS, LA 70123



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+ DEMOGRAPHICS

2024 DRIVE TIME ESTIMATES	TOTAL POPULATION	TOTAL HOUSEHOLDS	AVG. HH INCOME	MED. HH INCOME	PER CAPITA INCOME
3 MINUTE	29,923	16,435	\$72,760	\$45,193	\$40,126
5 MINUTE	53,138	28,169	\$66,784	\$42,924	\$35,530
7 MINUTE	76,062	39,075	\$67,071	\$43,571	\$34,646

DISCLAIMER: THIS SITE PLAN SHOULD ONLY SERVE AS AN APPROXIMATION OF THE CENTER'S LOCATION, LAYOUT, TENANTS, AND SQUARE FOOTAGE. NAMES, IMAGES, OR REPRESENTATIONS OF TENANTS, STREETS, OR PARKING SPACES SHALL NOT BE CONSIDERED A WARRANTY THAT THESE ELEMENTS ARE ACCURATE OR WILL CONTINUE TO EXIST. THE USE OF DEMOGRAPHICS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT ACT AS A WARRANTY OF THEIR ACCURACY.

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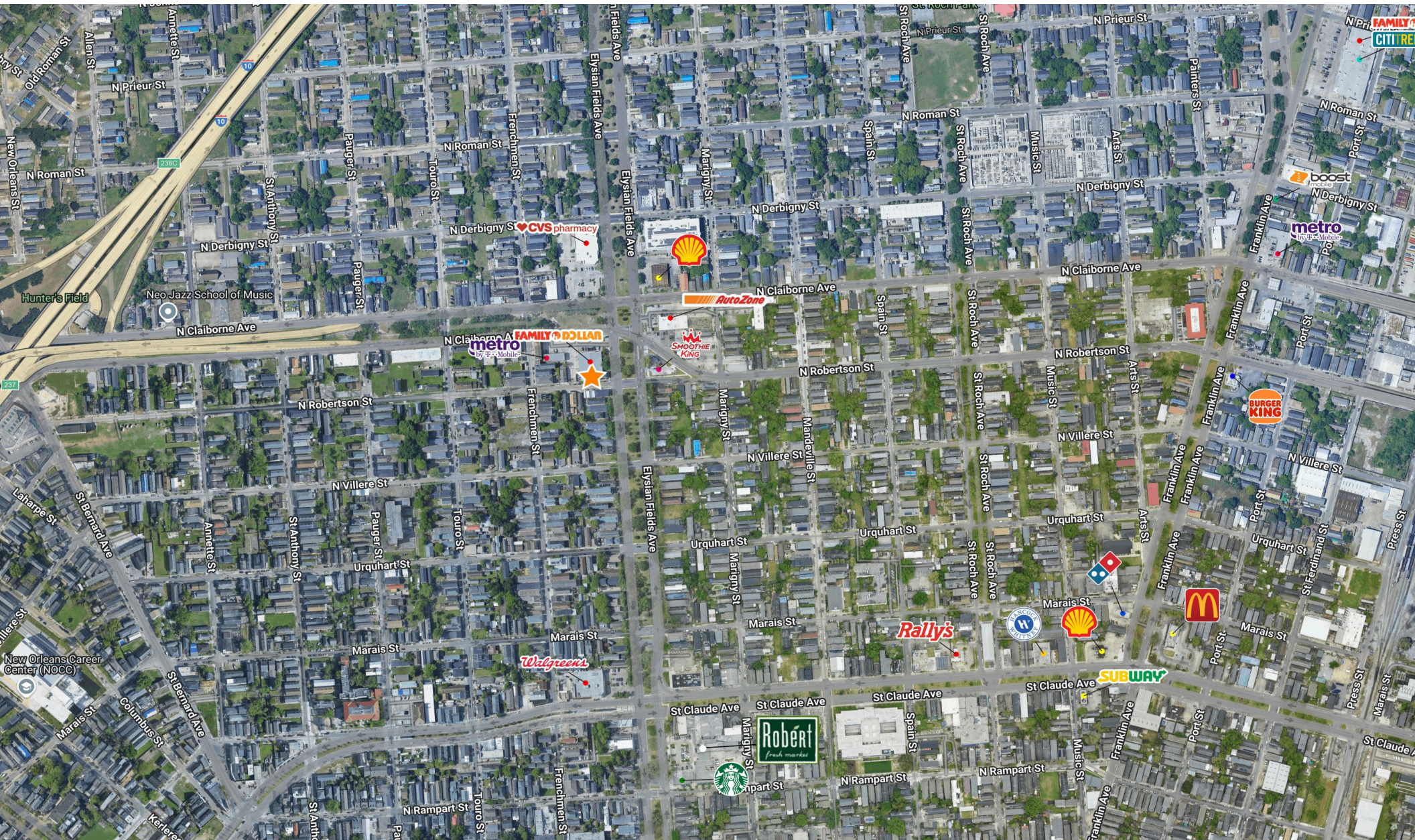
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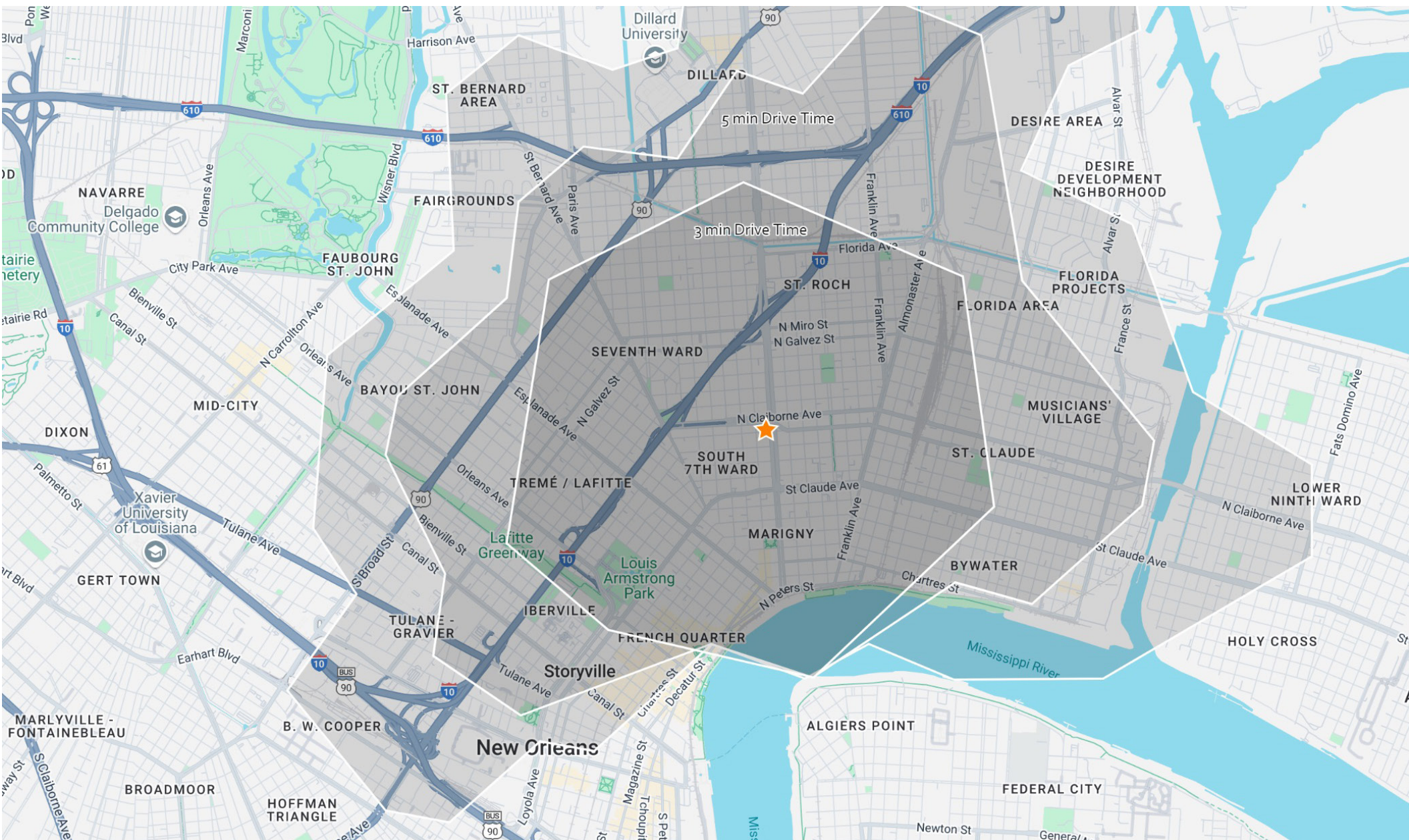
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